



Town of Middletown
Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

TECHNICAL REVIEW COMMITTEE MINUTES

March 30, 2016

1:00pm

Town Council Chambers
350 East Main Rd., Middletown, RI

Members present:

Ron Wolanski, Planning Director, Chairman
Tom O'Loughlin, DPW Director
Warren Hall, Town Engineer
Jack Kane, Building/Zoning Official

Also present:

Ron Doire, Fire Chief

The meeting was called to order at 1:00pm.

1. **Prospect Avenue Subdivision, Goldstein Associates, LLC, applicant. - Request for Master Plan approval for a proposed 5-lot major subdivision, including request for waivers, of property fronting on Prospect Ave. The property is identified as Assessor's Plat 121NW, Lot 66-A and is located approximately .3 miles to the east of the intersection of Prospect Ave. and Aquidneck Ave.**

The applicant was represented by attorney David Martland. Also present was the applicant's engineer Lyn Small.

Ms. Small reviewed a revised plan that now includes a four foot wide asphalt sidewalk on the west side of the proposed road. The roadway width has been increased to 22'.

Town staff indicated their preference for the asphalt sidewalk as it is easier to maintain. A waiver by the Planning Board would be required. It was noted that the portion of sidewalk proposed to be located within the access easement on abutting property would not become part of the public road. The subdivision homeowners association would be responsible for the maintenance of that segment of sidewalk.

Town Staff indicated that the increase in road width to 22' is acceptable. There was discussion of possibly tapering the width to 20' in the vicinity of the tree located near the entrance to the subdivision on abutting property, in order to comply with the recommendation of the Middletown Tree Warden that there be no construction activity within the dripline of the tree. Town Staff, including the Fire Chief, DPW Director, and Town Engineer, indicated that such a modification to the plan would be acceptable.

Ms. Small reviewed modifications to the grading and drainage plan. Complete engineering design will be completed for the preliminary plan submission.

Motion by Mr. Hall, seconded by Mr. Kane to provide a positive recommendation on the revised plan to the Planning Board, subject to the condition that the segment of proposed sidewalk to be located in an easement on abutting property will remain the responsibility of the subdivision homeowners association for maintenance purposes and not become part of the public road. **Vote:** 4-0-0.

The meeting adjourned at 1:30pm

Respectfully submitted
Ronald Wolanski, Planning Director, Chairman
Technical Review Committee