



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

April 28, 2016

9:00am

Town Hall, 2nd Floor Conference Room
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

The meeting was called to order at 9:00am.

1. Windmill Partners, LLC Request for Development Plan Review for proposed demolition and construction of a new 1,780 sq.ft. commercial building and site improvements at 132 East Main Rd., Plat 107SE, Lot 200.

The applicant was represented by attorney Robert Silva. The applicant's architect, engineer and builder, and representatives from Brookline Bank Corp. were also present.

The applicant's engineer, Molly Titus of DiPrete Engineering, reviewed the latest plan. Approvals from RIDEM and RIDOT have been secured. As a result of state review, the drainage plan was revised to provide a new outfall to Bailey Brook, rather than a connection to the state drainage system. Treatment for the first inch of rainfall is provided. RIDOT has rejected request for plantings other than grass in the right-of-way along the East Main Rd. frontage.

There was discussion of the state's Two Mile Corner project, which will impact the site. The applicant has coordinated proposed relocation of the East Main Rd. access with RIDOT.

Mr. Kane indicated that there are no zoning issues, aside from the need for the required special use permit for development within Zone 1 of the Watershed Protection District.

Mr. O'Loughlin stated that the final detail for the road edge along the Rego Rd. frontage will be determined at the time of construction. A Cape Cod berm may be necessary to control road runoff at this location.

Mr. Hall stated that he will complete his review of the latest storm water management plan and calculations as soon as possible. He had no concerns with the proposed site plans.

Mr. Wolanski noted that the building design appears to meet the intent of the commercial development design standards. He reviewed the waivers from the landscaping requirements that would be needed in order for the project to proceed, including for

property line screening, landscaped buffers along the property lines and between the building and parking area, and for street trees along the street frontage.

Motion by Mr. O'Loughlin, seconded by Mr. Hall, to provide a positive recommendation on the proposed project to the Planning Board subject to the board's consideration of waiver requests, and subject to the following recommended conditions:

1. The final design detail for the road edge along the Rego Rd. frontage will be determined at the time of construction, subject to the approval of the Director of Public Works.
2. Prior to permitting, the Town Engineer must review and approve the final storm water management plan and calculations.

The meeting adjourned at 9:45am

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