



**Town of Middletown**  
Planning Department

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

**TECHNICAL REVIEW COMMITTEE MINUTES**

**June 2, 2016**

**1:00pm**

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

**Members present:**

Ron Wolanski, Planning Director, Chairman  
Warren Hall, Town Engineer  
Tom O'Loughlin, Public Works Director

**Also present:**

Rob McCall, Fire Marshall  
Steve Cabral, Crossman Engineering

- 1. Recommendation to the Planning Board on a request of the Zoning Board of Review pursuant to Sections 306, 602 and Article 11 of the Middletown Zoning Ordinance for development plan review and an advisory recommendation on an application of VSH Realty Inc. & Cumberland Farms Inc. & John J. Moitoza Revocable Trust (owners) and First Hartford Realty Corporation (applicant) for a special use permit to allow renovation and expansion of an existing gasoline dispensing facility in Zone 1 of the Watershed Protection District. Waivers are requested from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521. Property located at 94 & 106 Aquidneck Ave. Assessor's Plat 115se, Lots 132, 133, 134.**

The applicant was represented by attorney Robert Silva, Chuck Meek of First Hartford, and engineer Mark Groki of VHB.

Mr. Wolanski stated that Jack Kane was unable to attend, but that he and the applicant have determined that all necessary zoning relief, including applicable items identified in Mr. Cabral's memo of May 24<sup>th</sup> will be addressed by requests made to the Zoning Board of Review.

Mr. Cabral reviewed engineering related comments from his May 24, 2016 memo. Many items have been addressed by revisions to the plans. The committee agreed that remaining items needing additional attention can be addressed as conditions of approval to be satisfied prior to permitting.

Mr. McCall indicated that after reviewing the template overlay showing the ability for trucks to access the site he had no concerns with the plan.

Mr. Wolanski reviewed the waivers from the commercial development design standards that are needed. The applicant indicated that they might try to revise the plans before the June 8<sup>th</sup> Planning Board meeting to reduce the number of waiver requests.

Mr. Wolanski reviewed the proposed conditions of approval the committee had discussed. He noted that in his June 1, 2016 memo to the Planning Board he had recommended additional conditions.

**Motion** by Mr. O'Loughlin, seconded by Mr. Hall, to forward positive recommendation to the Planning Board subject to the following conditions, in addition to those contained in the Town Planner's June 1, 2016 memo:

- a. Regarding the proposed retaining wall, an engineer certified design demonstrating that the wall can withstand impacts associated with flooding must be provided prior to the issuance of building permits.
- b. Regarding submission requirements for the Watershed Protection District Zone 1 special use permit, the applicant shall submit a list of chemicals to be stored on the site to the Zoning Board of Review.
- c. Regarding the gasoline storage and dispensing system, prior to the issuance of building permits, the applicant must provide appropriate documentation to confirm that the design complies with code requirements relative to flood resistant design and construction.
- d. If the patio lighting indicated on the architecture elevation plans is to be pursued, the proposed lighting must be added to the site plans and lighting plan, and cut sheets for the proposed fixtures must be provided. Fixtures must be dark-sky compliant.

**Vote:** 3-0-0.

The meeting adjourned at 2:05pm

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