



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

October 31, 2016

10:00am

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
Jack Kane, Building/Zoning Official

Also present:

Rob McCall, Fire Marshall
Steve Cabral, Crossman Engineering

- 1. Recommendation to the Planning Board regarding a request of the Zoning Board of Review pursuant to section 602 of the Middletown Zoning Ordinance for Development Plan Review and an advisory recommendation on a petition of The Narragansett Electric Company, d/b/a National Grid, for a special use permit to allow construction of an electric power substation and high voltage electric transmission line towers on property located in the R-30 zoning district. Property located on Jepson Lane, Plat 111, Lots 49, 52, 53.**

The applicant was represented by attorney George Watson, Dan McIntyre, PE of National Grid, and other Nation Grid staff and consultants.

At the beginning of the meeting Mr. McCall stated that he had reviewed the plan and had no concerns with the proposed design related to fire protection.

Mr. Wolanski stated that the scope of the TRC's review is defined in Article 5 of the development regulations. In this situation the primary concerns will be related to stormwater management, environmental impacts, including impacts on wetlands, and buffering and landscaping requirements.

Mr. McIntyre reviewed the plans and described the proposed project to construct a new substation on the subject property. Once completed the existing substation located on property on the other side of Jepson Lane will be removed. He noted that based on comments received and further review some modifications of the plans will be made, such as reducing the length of the proposed sound wall so that it would not be as close to Jepson Lane.

Mr. Wolanski reviewed some of the requirements of Article 5. He noted that the plans should include the location and types of exterior lighting. Except for lights that are only used in emergency situations, exterior lighting should be dark-sky compliant. The landscaping plan and proposed buffering appears to meet the requirements of the regulations. The landscaping plan must be stamped by a landscape architect.

There was discussion of wetlands impacts. The applicant's consultant, Sue Moberg of VHB, stated that all permanent impacts including some clearing and filling would be within the 50-foot perimeter wetland, not within the flagged wetlands. Impacts on the flagged wetlands would be temporary. RIDEM has been apprised of the proposed work, but has yet to issue the required wetlands permit. Once the formal application to alter wetlands is received by RIDEM there will be a 45-day public comment period.

Mr. Hall stated that he is concerned with the space shown between the security fence and the top of the proposed retaining wall, which would allow access to the top of the retaining wall. This is a public safety concern. The applicant indicated that this would be addressed on revised plans.

Mr. Cabral reviewed the comments contained in his memo of July 19, 2016. These include stormwater management and other concerns.

The applicant indicated that their consulting engineer had reviewed the comments, but was not available to attend this meeting. No revised plans or written response from the engineer were provided.

Mr. Cabral reviewed his concerns.

- The stormwater design is not in compliance with the state stormwater design manual and does not meet the requirements of the Middletown stormwater management ordinance.
- Actual groundwater depth on the site was not determined prior to completing the design. Mr. McIntyre stated that his engineer will be asked to provide the necessary data.
- Mr. McIntyre stated that other design considerations, including type and condition of ground cover, pre- and post-development, will be revised to be accurate. This will result in a change in the time of concentration used in drainage calculations.
- The design of the site does not match the stormwater run-off modelling that was used, particularly regarding the slope of the site. The applicant was asked to provide a proposed section plan through the site.
- Regarding concern over treatment of runoff from internal paved areas, the applicant indicated the plan will be revised to have the driveways slope toward the interior of the site.
- Regarding the lack of required pre-treatment for stormwater being infiltrated, the applicant stated that RIDEM has approved the lack of required pretreatment.
- A soils evaluation must be completed to confirm that the proposed infiltration system will be installed above the water table. Mr. McIntyre indicated that this will be addressed.
- The applicant indicated that the soil infiltration rate used in the design calculations will be corrected.
- The applicant stated that concerns related to the analysis for water quality treatment and the analysis for the design of conveyance and natural channel protection will be provided.
- Regarding wetlands impacts, Ms. Moberg noted that the proposed retaining wall is intended to minimize impacts on the wetlands. Impacts on the flagged wetlands will be temporary.

- Regarding noise, the applicant stated that the 48dB estimated peak noise level is a worst-case scenario and complies with the town's noise ordinance. That noise level does not factor in the proposed sound wall, which would result in reducing the noise level at the southerly property line.
- Regarding the proposed height of the structures in the station, Mr. Kane stated that the town's building height limits are not applicable, and therefore zoning relief is not necessary regarding height limits.
- Regarding the specific landscape planting suggestions contained in Mr. Cabral's memo, the applicant indicated that the landscaping plan would be revised to address these concerns.

Mr. Wolanski stated that the TRC must provide a recommendation to the Planning Board before the September 14th Planning Board meeting. Another TRC meeting was tentatively scheduled for September 9, 2016. The applicant was asked to provide the requested information and revised plans as soon as possible before that date.

The meeting adjourned at 11:40am

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