



**Town of Middletown**  
Planning Department

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

**TECHNICAL REVIEW COMMITTEE MINUTES**

**September 1, 2016**

**2:00pm**

**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

- 1. Request of the Zoning Board of Review pursuant to section 305 of the Middletown Zoning Ordinance for Development Plan Review on a petition of Samuels Realty, Co. Inc., to allow construction of an addition to an existing commercial building and associated site work on property located in the limited business traffic sensitive (LBA) and R-20A zoning districts. Property located at 672 Aquidneck Ave., Plat 114, Lots 107C, 107D, 107E, 108.**

Mr. Wolanski stated that the applicant had provided an incomplete abutters list, and therefore the required abutter notification was not possible. The matter will be reviewed at a later date.

- 2. Request of the Zoning Board of Review pursuant to section 305 of the Middletown Zoning Ordinance for Development Plan Review on a petition of East Island Reserve, LLC to allow construction of a commercial building and associated site work on property located in the R-30A zoning district. Property located at 969 and 985 East Main Rd., Plat 118, Lots 20 & 21**

The applicant was represented by attorney Jay Lynch and Lyn Small, PE, of Northeast Engineers and Consultants. Mr. Lynch described the project and the relief that is needed, including a special use permit to increase the non-conforming hotel use, and waiver from the commercial development design standards regarding the required vegetated buffer along the rear property line. The area of concern is where an existing greenhouse straddles the property line. The greenhouse will remain, therefore the vegetated buffer along that property line cannot be provided.

Ms. Small addressed a question that was raised by Mr. Wolanski about apparent increase to the amount of paved area on Lot 20. She stated that the impervious area has not increased, but was rearranged in order to be able to provide a paved driveway to the rear portion of the property. That change had previously been approved by the building/zoning official.

Mr. Wolanski requested that the pool filter, heater and other equipment be shown on the plan and located to not impact abutting properties.

Mr. Hall stated that he had yet to complete his review of the drainage report. There was discussion of the proposal for a driveway and parking lot to cross a RIDOT drainage easement. The applicant is working to secure RIDOT approval. Also, two existing curbs-cuts would be closed.

There was discussion of the sewer connection for the proposed building. Mr. O'Loughlin stated that the design of the connection would be reviewed at the building permit stage.

It was noted that the plan could not proceed until an administrative subdivision merging the lots is approved.

Motion by Mr. O'Loughlin, seconded by Mr. Hall to provide a positive recommendation to the Planning Board, subject to consideration of the waiver request and the following recommended conditions of approval:

1. Prior to the issuance of permits the Town Engineer must complete his review and approve the stormwater management plan and calculations.
2. The site plan shall be revised to indicate the location of the pool filter, heater, and any other equipment associated with the swimming pool.
3. Prior to the issuance of town permits, any required permits from state agencies must be in place.
4. Final design for proposed sewer connection for the new building must be approved by the Dept. of Public Works prior to permitting.
5. Prior to permitting an administrative subdivision plan application to merge subject lots 20 & 21 must be submitted for approval and recorded in the land evidence records

Vote: 3-0-0

The meeting adjourned at 2:45pm

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