



**Town of Middletown**  
Planning Department

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

**TECHNICAL REVIEW COMMITTEE MINUTES**

**September 9, 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

**Also present:**

Ron Doire, Fire Chief

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 National Grid staff and consultants.

Mr. Wolanski noted the remaining concerns relative to the provisions of Article 5 of the regulations. Including impacts on the wetland buffer (Section 518.E.) and roadside rural character (518.K.). The applicant confirmed that the exterior lighting, except for emergency lighting, will comply with the town's requirement for use of dark-sky friendly fixtures.

The applicant presented a revised landscaping plan that addresses many of the issues identified in the July 19, 2016 report from Crossman engineering. The applicant noted that they will require a 2-year warranty on the landscaping material. Mr. Wolanski stated the plan will be referred to the Middletown Tree Commission for review and comment.

Representatives from the applicant's consulting engineer, AECOM, address revisions to the site design and stormwater management plan intended to address concerns raised by Crossman Engineering. Mr. Cabral identified remaining concerns, including questions about the methodology used to calculate stormwater flows and treatment design. The revised stormwater report was not yet available for review.

There was discussion about the assumed water table used. Mr. Cabral, Mr. O'Loughlin and Mr. Hall, all questioned the accuracy of the ground water depth used by the applicant's engineer. Proper certification of the ground water depth by the appropriate professional is required. The applicant stated that soils logs will be provided. Mr. Cabral also again

requested a cross-section of the site, which was requested during the previous TRC meeting.

The applicant stated that the plan had been revised to restrict access to the top of the retaining wall at the rear of the station, as requested during the previous meeting by Mr. Hall.

Mr. Wolanski stated that given the status of the technical review, the TRC would not be able to issue a recommendation on the project to the Planning Board. However, given the time limitations, he recommended that the committee forward the application to the Planning Board with a memo identifying the items yet to be resolved. This will allow the Planning Board to begin its review on September 14<sup>th</sup>. Additional comments received from the towns consulting engineer could be forwarded directly to the Planning Board.

Motion by Mr. O'Loughlin, seconded by Mr. Hall, to forward the application to the Planning Board without a recommendation, but with a memo identifying issues yet to be resolved. Vote 3-0-0.

The meeting adjourned at 11:15am

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