



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

September 28, 2016

9:00am

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:

Drew Pflaumer

- 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.**

The applicant was represented by engineer Michael Russell, who described the project. There was discussion of proposed improvements to the existing stormwater drainage system on the property.

Mr. Hall stated that the outfall from the current system is adversely impacting a public sewer easement to the west. Mr. Russell stated that the proposed work will improve the situation. He will work with the Town Engineer to ensure that the proposed design is acceptable.

Mr. O'Loughlin noted that the proposed location of the new sewer line near the proposed building addition will not meet the required 10 ft. setback. Also, a new manhole at the front of the building may be needed. Sewer connection details will be resolved at building permit stage,

Mr. Kane confirmed that the project is allowed by right as an expansion of the office use in the LB district.

Mr. Wolanski noted that the project will be subject to the town's impact fee ordinance. He reviewed the requested waivers from the commercial development design regulations. The waivers will be considered by the Planning Board.

Motion by Mr. O'Loughlin, seconded by Mr. Hall, to provide a positive recommendation to the Planning Board subject to the following conditions:

1. Prior to permitting, the Town Engineer shall review and approve the final stormwater management plan and calculations.

2. Prior to permitting, the design of the connection to the public sewer system must be reviewed and approved by the Director of Public Works.

Vote: 4-0-0.

2. **Request of the Zoning Board of Review pursuant to section 308 of the Middletown Zoning Ordinance for Development Plan Review on a petition of Middletown Self-Storage, LLC for a special use permit to allow construction of a 20,000 sq.ft. commercial building to be used for self-storage, and associated site work on property located in the limited business traffic sensitive (LBA) and R-20 zoning districts. Property located at 909 Aquidneck Ave., 875 Aquidneck Ave. and 160 Honeyman Ave., Plat 114, Lots 758, 657, 757.**

The applicants, Bob and Jonna Reed were present, along with their attorney, David Martland and engineer Michael Russell.

Mr. Wolanski noted that he had discovered that the development impact fees that were assessed on a prior expansion of the storage facility had yet to be paid. The applicant indicated that the fees will be paid. Mr. Wolanski stated that the new project would also be subject to development impact fees.

Mr. Martland stated that the landscaping plan that was provide will be revised to include vegetative screening along the eastern edge of the subject property. This will screen the proposed building from the east and preclude access to the site from Honeyman Ave.

There was discussion of the proposed rerouting of the sewer line that serves the existing house on the property. Mr. O'Loughlin stated that it cannot be routed through the proposed building. Crossing of the Newport Water easement on the property would be required.

Mr. Reed stated that given the complications resulting from attempting to keep the house, he will propose that the house be removed.

There was discussion that the proposal to cross the Newport Water easement for utilities access for the proposed building will require approval of the Newport Water Department.

Mr. Russell reviewed the proposed drainage system improvements, which will include improvements to the existing system on the site and the addition of underground chambers to store runoff. Mr. Hall suggested that a RIDOT physical alteration permit may be needed as a result of changes to the drainage system or the change of use on the property. The applicant was asked to contact RIDOT to determine if a permit would be required.

Mr. Reed described a revised building design and elevations. The previously discussed dwelling unit to be located in the new building will not be pursued. The building will now include Hardiplank clapboard siding. Windows will be simulated divided light.

Mr. Wolanski reviewed the requested waivers that will be considered by the Planning Board.

Motion by Mr. O'Loughlin, seconded by Mr. Hall, to forward a positive recommendation to the Planning Board subject to the following conditions:

1. Prior to permitting, that Town Engineer shall review and approve the final stormwater management plan and calculations.
2. Prior to permitting, confirmation of approval to install utilities across the Newport Water Department easement on the property must be provided.

3. Prior to permitting, if required by RIDOT, a physical alteration permit must be secured.
4. Prior to approval, the site plans must be revised to indicate that the existing dwelling on lot 757 will be removed.
5. Prior to approval, the landscaping plan must be revised to include proposed vegetative screening along the easterly side of the lot 757.
6. Once the existing dwelling is removed, the sewer line serving the dwelling must be capped in accordance with the requirements of the Department of Public Works.
7. Prior to approval, revised building plans and elevations indicating the elimination of the previously proposed dwelling unit in the new building must be provided.

Vote: 4-0-0.

The meeting adjourned at 10:30am

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