



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

November 2, 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:

Steve Cabral, Crossman Engineering
Rob McCall, Fire Marshall

- 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 consultants, including engineers from VHB, and landscape architect from AECOM.

Mr. Wolanski reviewed the status of some issues previously discussed. The Middletown Tree Commission has provided comments on the landscaping plan. The applicant's landscape architect will review and respond to the comments. Wetlands impacts remain a concern. Mr. Wolanski noted that the TRC will not attempt to evaluate the possibility of locating the substation on another site, such as the property across Jepson Lane as this is not within the committee's purview. The TRC is asked to review and comment on project plans presented to the town by the applicant. There was discussion of the need to add proposed project lighting to the development plans. The applicant agreed to provide proposed lighting on the plans.

The applicant's engineer, Renee Codega, of VHB reviewed the modifications made to the site plans, focusing on the stormwater management plan. She noted that due to the high water table on the site the revised plan does not indicate stormwater infiltration. Runoff would infiltrate through stone and fill layers before being discharge to the wetland via an underdrain system. Mr. Cabral, the town's consulting engineer stated that the proposed design does not comply with the state stormwater design manual regarding infiltration and treatment requirements. Ms. Codega agreed that the plan does not comply with the state design manual, but indicated that RIDEM had reviewed the plans and is supportive of the design concept. The design is intended to mimic predevelopment storm runoff conditions.

Mr. Wolanski stated that without something in writing from RIDEM to indicate that the revised design is acceptable, the TRC still has a plan that does not comply with state and town requirements. It would be difficult for the TRC to support such a plan.

Mr. O'Loughlin and Mr. Cabral noted that the fill specifications call for the use of reclaimed materials, which is not recommended. The applicant agreed to revise the plans to eliminate reference to use of reclaimed materials.

Mr. Cabral then reviewed the comments he provided in a memo dated November 2, 2016 regarding compliance with minimum standards of the state design manual. Regarding minimum standard 1, low impact development, the project would better meet this standard if located on the site of the existing substation. Regarding standard 2, groundwater recharge, the plan does not provide groundwater recharge. Recharge might be possible if the underdrain is eliminated. The applicant's engineer indicated that they would review opportunities for recharge. Regarding standard 3, water quality, there is concern that the filtering material does not comply with state requirements. Regarding standard 4, conveyance and natural channel protection, the design manual requires 24-hour extended detention for projects of one acre or greater. The project is calculated at .99 acres, not including all impervious area. The applicant indicated that they would review. Regarding standard 5, overbank protection, the applicant's analysis must confirm the downstream impacts from larger storms are address. The applicant was asked to provide backup information used in its modelling of peak flows.

Mr. Cabral noted additional concerns, including: need to provide an adequate operations and maintenance plan for the stormwater treatment, particularly to maintain infiltration through the fill; need for a swale along the southerly property line; regarding potential pollutant sources, the applicant stated that containment is provided where necessary; more detail is needed on the proposed catch basin system showing that the proposed stormwater treatment system will not be bypassed; specifications on proposed compaction of the fill must be provided.

National Grid indicated that their engineers will work to address the concerns that have been raised. By consensus it was decided that the TRC will reconvene to review revised plans at a later date.

2. Application of Prescott Point Partners, LLC for Development Plan Review for a proposed residential development including a 20-unit multifamily condominium project with a 2,500 sq.ft. clubhouse, and a 48-room residential care/assisted living facility. Property located off West Main Rd., Assessor's Plat 104, Lot 7

The applicant was represented by attorney Jay Lynch, and engineer Lyn Small of Northeast Engineers and Consultants.

Mr. Wolanski informed the applicant that the Planning Board will likely wish to conducted a site visit to the property prior to opening the public hearing.

Mr. McCall stated that there needs to be clarification as to the type of hydrants to be installed in the development (Portsmouth vs. Newport thread). Details on the fire alarms for the assisted-living building and the clubhouse will be addressed at the building permit stage.

There was discussion of the proposed access road which will serve approx. 80 single-family homes and the assisted-living building. There is a single access road. Mr. Wolanski noted that some current residents in the development have questioned the condition and capacity of the existing bridge/culvert that would carry the access road across a stream. There is concern that the road could be overtopped during larger storm events, cutting off access to the

development. Ms. Small stated that she will research and provide any analysis that has been done on the culvert.

Ms. Small reviewed the drainage design. RIDEM has granted wetlands and RIPDES approvals. Mr. Hall stated that he will complete a review of the plans. There was discussion of the need for a drainage maintenance easement to the benefit of Middletown. The applicant indicated that an easement will be provided. On-site wastewater treatment will be provided. Public sewer is not proposed.

Mr. Kane stated that a special use permit is need to allow for the multi-family development.

Mr. Wolanski requested that building elevations be provided, including the dimensions and exterior building materials for the assisted-living and clubhouse buildings.

By consensus it was decided that the matter would be continued to a subsequent TRC meeting to allow the applicant to provide the requested additional information.

The meeting adjourned at 11:30am

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