



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

December 7, 2016

12:00pm

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
Jack Kane, Building/Zoning Official

Also present:

Steve Cabral, Crossman Engineering
Peter Regan, Town Solicitor

- 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.

Mr. Wolanski reviewed the concerns discussed during prior meetings. Proposed lighting has been added to the plan as requested. Response to comments of the Tree Commission on the landscaping plan has been provided. Remaining concerns include anticipated impacts on wetlands and roadside character discussed in section 518 of the town's development regulations. The storm water management plan remains a significant concern as does potential noise impacts on abutting properties.

The applicant indicated that revised noise analysis incorporating the impact of the proposed sound wall will be provided.

Mr. Watson stated the RIDEM permitting will begin by the end of the year (2016).

Discussion then turn to the storm water management plan and calculations. Mr. Cabral reviewed his memo, dated November 25, 2016, and identified where the plan does meet the minimum control measures of the state's storm water design manual. Specifically, Mr. Cabral noted that the plan does not meet recharge requirements and overbank protection. He also noted that operations and maintenance manual is incomplete and should be revised.

The applicant's engineer, Renee Codega, stated that where there are areas that are not in strict compliance with the design manual, she expects that RIDEM will grant any needed

relief and approve the plan. This assessment was based on the outcome of RIDEM review of a prior substation development. RIDEM has yet to review the plans for the subject project. An application has yet to be submitted.

Mr. Wolanski stated that since there seems to be agreement on the part of the applicant that the plan does not meet the requirements of the storm water manual, which means that the project is also not in compliance with the town's storm water management ordinance, Chapter 153, it would be difficult for the TRC to issue a recommendation in favor of the project. The committee has the option of forwarding the project to the Planning Board with a negative recommendation, or with no recommendation. In either case, the areas of remaining concern should be identified to the Planning Board.

Motion by Mr. O'Loughlin, seconded by Mr. Hall to forward the application to the Planning Board for review without a recommendation, but with a memo identify the remaining concerns and with a copy of Mr. Cabral's review report, dated November 25, 2016. Vote: 4-0-0.

The meeting adjourned at 1:45pm

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