



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

January 24, 2017

1:00pm

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:

Ron Doire, Fire Chief

- 1. Advisory recommendation to the Planning Board on a 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 68,000 sq.ft. addition to an existing commercial building to be used for self-storage, and associated site work on property located in the limited business traffic sensitive (LBA) district. Property located at 875 & 909 Aquidneck Ave., Plat 114, Lots 657 & 758.**

The applicant was represented by attorney David Martland engineer Michael Russell, and architect Paul Burke.

Mr. Martland reviewed the modifications made to the plan since the last review, including the proposed addition to the existing building on Lot 657, rather than the early proposal for a new, stand-alone building. The revision will require relocation of the water main on the property, which Newport Water has approved. Access to Honeyman Ave. for the house located on lot 757 will be restored.

Mr. Russell reviewed the proposed site work including storm water drainage. No zoning variances are needed for the project.

Mr. Burke described the design of the building. There was discussion of the waivers from the commercial design standards that will be requested.

Mr. Martland reviewed the development impact statement.

Mr. Wolanski stated that he had heard from an abutter about potential impacts from noise or lighting. It was noted by the applicant that dark-sky compliant lighting fixtures will be used. There should be no noise impacts. The owner is not aware of any recent complaints regarding lighting or noise from the existing operation. Mr. Martland stated that a complaint from several years ago was resolved to the satisfaction of the abutter.

Mr. Hall stated that he will complete a review of the storm water management plan and calculations for compliance with the ordinance. There was discussion about the proposed

extension of the water main on Honeyman Ave. The applicant was asked to contact the Fire Dept. about the possible need for a new hydrant.

Mr. O'Loughlin stated that the extent of pavement restoration needed following installation of the water main on Honeyman Ave. will be determined at the time of construction. He requested that the plan be revised to show the relocation of the sewer line that serves the house on lot 757.

Mr. Kane requested that the building elevation plans provide information on how the height of the proposed addition was determined. He noted that state statute now defines the procedure for determining building height.

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

1. Prior to permitting, that Town Engineer shall review and approve the final storm water management plan and calculations.
2. Prior to permitting, confirmation of approval by the Newport Water Department to modify its 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 permitting the two subject lots must be merged by submission and approval of an administrative subdivision plan.
5. The requirement for Honeyman Ave. pavement restoration following installation of the water main extension will be determined at the time of construction of the main.
6. Prior to issuance of the special use permit, the plans must be revised to show the proposed relocation of the sewer service line serving the house on lot 757, subject to the approval of the DPW Director. The location of the proposed relocated water main easement across lot 757 as approved by the Newport water department must also be provided.
7. The building elevation drawings must be revised to include the latest proposed building design, and to provide information on how the proposed building height was calculated to confirm compliance with the building height limitation of the Middletown Zoning Ordinance, and the procedure for measuring height required by state statute.

Vote: 4-0-0.

- 2. Advisory recommendation to the Planning Board on proposed Prospect Avenue Subdivision, Eugene Goldstein, applicant. - Request for Master Plan approval, including request for waivers from certain provisions of the subdivision and land development regulations, for a proposed 8-lot major subdivision of property fronting on Prospect Ave. The property is identified as Assessor's Plat 121NW, Lot 66-A and is located approximately 0.3 miles to the east of the intersection of Prospect Ave. and Aquidneck Ave.**

The applicant was represented by attorney David Martland and engineer Lyn Small of Northeast Engineers & Consultants.

Mr. Martland reviewed the plan. Ms. Small noted that a RIPDES permit will be required.

Mr. Hall asked about ownership of the proposed open space parcel. Mr. Martland stated that ownership will be divided equally among property owners.

Mr. Wolanski recommended that the road design at the entrance to the property be consistent with the design previously approved by the Planning Board for an earlier subdivision proposal, particularly relative to protecting the tree located on abutting property to east.

Mr. O'Loughlin offered suggestions regarding the design of the proposed storm water treatment system.

Mr. Kane confirmed that the proposed subdivision design meets the dimensional requirements of the zoning ordinance.

Mr. Doire stated that the fire marshal is reviewing the plan. It appears that the proposed road design provides adequate access.

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

1. The location and routing of the outfall from the drainage area so as to not adversely impact down slope properties must be provided as part of the preliminary plan submission.
2. Required storm water drainage control plans and calculations have yet to be provided, but must be addressed prior to consideration of the preliminary plan. Compliance with the state storm water design manual and town storm water management requirements must be confirmed prior to preliminary plan approval.
3. To avoid potential puddling of runoff on the roadway, the applicant should consider increasing the slope of the road centerline grade to greater than the proposed 1% and the road crown grade to greater than 2%, subject to approval of the Town Engineer and Public Works Director prior to preliminary plan approval.
4. Documentation regarding the ability of the public sewer system to accommodate the proposed development must be provided as part of the preliminary plan submission.
5. New lots will be subject to the Town's development impact fees ordinance, Town Code Chapter 150. A note to this effect must be provided on the preliminary subdivision plan prior to approval.
6. A note must be added to the plan indicated that a public shade tree located on the abutting property, Lot 68, will be protected from harm during construction activity, and that any pruning of roots or branches require prior approval of the Middletown Tree Commission in accordance with the Town's Tree Preservation and Protection Ordinance, §98.05. The recommendations of a licensed arborist shall be adhered to in consultation with, and oversight by Middletown Tree Warden before, during, and after construction activities.
7. The portion of the proposed sidewalk to be located within an easement on abutting property will not become the responsibility of the town for maintenance, but would remain the responsibility of the homeowner's association.

Vote: 4-0-0

The meeting adjourned at 1:45pm

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