



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

March 1, 2017

9:00am

Town Hall, Town Council Chambers
350 East Main Rd., Middletown, RI

Members present:

Ron Wolanski, Planning Director, Chairman
Warren Hall, Town Engineer
Jack Kane, Building/Zoning Official

- 1. Request of Trademark Builders, LLC for Master Plan approval, including request for waivers from certain provisions of the subdivision and land development regulations, for a proposed 7-lot major subdivision of property fronting on Vaucluse Ave. The property is identified as 288 Vaucluse Ave, Assessor's Plat 129, Lot 21, and is located approximately 800 feet to the south of the intersection of Vaucluse Ave. and Peckham Ave.**

The applicant, Greg Coe was present with engineer Timothy Behan and property owner Bob Bulk.

Mr. Behan presented the proposed plan, which was revised since the original submission to eliminate a proposed paper street that would have connected the proposed road extension to the northerly property line. The proposed lots meet zoning requirements. There was discussion that the proposed paper street would provide limited benefit due to the limited development potential of the abutting parcel. The abutting parcel has access from Little Creek Lane.

There was discussion of the potential need for a sidewalk to provide for pedestrian safety with the proposed reduced width road. The applicant indicated that a sidewalk could be added. A waiver will be requested to allow an asphalt sidewalk.

Mr. Wolanski noted that the required RIDEM permitting and engineering, including storm water treatment design is not yet complete, but would be required for preliminary plan submission. The Fire Dept. has yet to provide comments.

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

1. 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.
2. 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.

Vote: 3-0-0.

The meeting adjourned at 9:40am

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