



**Town of Middletown**  
Planning Department

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

**TECHNICAL REVIEW COMMITTEE MINUTES**

**May 4, 2017**

**2:00pm**

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

**Members present:**

Rita Lavoie, Principal Planner, Chairperson

Warren Hall, Town Engineer

Jack Kane, Building/Zoning Official

**Also present:**

Robert McCall, Fire Marshal

**Request for Master Plan approval, including request for waivers from certain provisions of the subdivision and land development regulations, for a proposed 11-lot major subdivision of property fronting on Mitchell's Lane. The property is identified as 430 Mitchell's Lane, Assessor's Plat 124, Lots 13, 14, 14a, 15, and is located approximately 1,300 feet to the north of the intersection of Mitchell's Lane and Fayal Lane.**

The applicant, Mark Brennan, was present with engineer, Christopher Duhamel.

Mr. Duhamel presented the proposed plan for an 11-lot conservation subdivision, noting that property of interest abuts a Right of Way servicing the Fraternal Order of Police.

Mr. Hall asked about the edge verification of the wetlands on the property. Mr. Duhamel explained that wetlands on the property have been flagged and that a DEM wetland application for edge certification was submitted on April 12, 2017.

Mr. Hall asked for an explanation of the ownership, management, and costs related to a community onsite wastewater treatment system. Mr. Duhamel responded that other advanced treatment systems cost \$300 per unit annually, and that proposed management is by the homeowner's association. Mrs. Lavoie mentioned that waste treatment is allowable in open space only by waiver from the planning board. It was noted that the proposed drainage would "daylight" in the open space.

Mr. Kane stated that the proposed lots meet zoning and setback requirements. There was discussion that lot coverage and stormwater calculations should be based on the maximum allowable building structures.

Mr. McCall acknowledged that the cul-de-sac street design provides adequate access.

There was discussion of non-contiguous nature of the proposed open space. Modifications to the open space layout to make the open space contiguous and accessible were discussed.

There was discussion that permitting and engineering is not yet complete, but would be required for preliminary plan submission. Waivers for an asphalt sidewalk and 24-foot road width will be requested. It was noted that a 4-foot grass strip between the road and sidewalk was not shown, either the road designed should be amended or a waiver should be requested for the proposed design.

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

1. Landscape design showing street trees and a 4-foot grass strip between the road and sidewalk should be added to the plan prior to preliminary plan stage.
2. The open space plan should be amended to include contiguous open space.
3. Lot coverage and stormwater calculations be based on maximum allowable building structures.
4. 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.
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.

**Vote:** 3-0-0.

The meeting adjourned at 3:30pm

Respectfully submitted  
Rita Lavoie, Principal Planner  
Technical Review Committee