



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

June 7, 2017

9:00am

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

Members present:

Ron Wolanski, Planning Director, Chair
Warren Hall, Town Engineer
Jack Kane, Building/Zoning Official
Tom O'Loughlin, DPW Director

Also present:

Rita Lavoie, Principal Planner

- 1. Recommendation to the Planning Board on an application of the Middletown School Dept. for Development Plan Review for proposed modifications to the parking lot and other site modifications at Forest Ave. Elementary School. Property located at 315 Forest Ave., and identified as Assessor's Plat 113, Lot 2.**

David Fontes, a representative from the Middletown School Department, and Brian King, project engineer, presented the proposal. Mr. King explained that the purpose of the redevelopment is to improve parking and circulation by modifying the parking lot and drop off areas. Mr. King noted that modifications follow CHPS program guidelines for school parking lots.

There was discussion regarding the traffic flow into the parking lot including reference to existing traffic on Forest Avenue during peak hours. Mr. Heroux, a resident of BayRidge condos stated that effort should be made to alleviate traffic impact on Forest Ave. during times of parent drop off and pick up.

A question was asked about the proposal's impact on the adjacent Bay Ridge housing development. Mr. King stated that the current plan does not alter the proximity of the Forrest Ave Elementary School parking lot to Bay Ridge. It was noted however that there is a Phase II, which would further expand the parking lot by 12 spaces, but is not currently under consideration by the planning board.

Mr. King presented the proposed drainage system and stormwater runoff calculations. There was discussion related to the calculations and drainage design. Additional modifications to the plan will be made as result of comments by Mr. Hall. An operations and maintenance plan will be provided.

Mr. Wolanski noted that no zoning relief and no waivers from the commercial development design standards were requested.

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

1. Prior to permitting, the final storm water management plan and calculations must be submitted for review and approval by the Town Engineer. Compliance with the town's storm water management ordinance, Chapter 153, and construction site erosion control ordinance, Chapter 151, is required.
2. Prior to permitting, the applicant must submit for approval by the Town Engineer an operations and maintenance plan for the proposed storm water treatment and conveyance system.

Vote: 4-0-0.

The meeting adjourned at 10:05am

Respectfully submitted
Rita Lavoie,
Principal Planner

DRAFT