



**Town of Middletown**  
 Planning Department

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

**TECHNICAL REVIEW COMMITTEE MINUTES**

**September 6, 2017**  
**9:00 AM**

**Town Hall, Town Council Chambers**  
**350 East Main Road, Middletown, RI**

**Members present:**

Ron Wolanski, Town Planner, Chair  
 Warren Hall, Town Engineer  
 Tom O'Loughlin, DPW Director

**Also present:**

Rita Lavoie, Principal Planner  
 Rob McCall, Fire Marshall

- 1. Review and recommendation to the Planning Board - Prospect Avenue Subdivision, Eugene Goldstein, applicant. - Request for combined Preliminary and Final Plan approval 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, Mr. Eugene Goldstein, was represented by attorneys, Mr. Robert Silva and Mr. Sean Buchard, and engineer, Ms. Lyn Small.

Mr. Wolanski began the meeting by explaining that there are two constraints relating to the above application, which may prevent the item from being heard by the Planning Board on September 13, 2017. He added that the Technical Review Committee is choosing to review the application today, but will take no action.

The first constraint is that Mr. Hall is recommending that the Planning Board engage the Town's consulting engineer to review the above application. If during the September 13<sup>th</sup> Planning Board meeting the board chooses to request review by the consulting engineer, the application would be continued to the October 11, 2017 meeting and a second Technical Review Committee meeting would be scheduled to discuss the consulting engineer's feedback.

The second constraint is that the board may choose to request a site visit of the property as new members have joined the board since the board's last site visit over a year ago. If the board requests a site visit, then the application would be continued until the October 2017 meeting to allow a site visit to be scheduled.

Ms. Small provided an overview of the 8-lot subdivision application served by private wells and public sewer, which received master plan approval in February, 2017. The applicant is requesting a waiver for a 22-foot road width where 26-feet is required, but the road otherwise conforms to

Town standards, according to Ms. Small. She described the catch basins, bioretention systems for stormwater runoff, and an outlet for the runoff directed toward the southeastern corner of the property.

Ms. Small provided calculations performed by Northeast Engineers demonstrating the flow of groundwater on the property. Northeast Engineers conducted the groundwater tests in response to abutter's concerns of the impact of 8 new wells in the area. According to her calculations, the flow of groundwater is southeast and therefore any new wells would be downstream of existing wells and would not impact abutter's ability to draw water from their wells. It was acknowledged that her calculations would be provided to the town's consulting engineer.

Mr. O'Loughlin requested that a sewer lateral be added adjacent to lot 67 to allow for future tie-ins to the proposed subdivision's sewer main.

Mr. Wolanski shared feedback he received from abutters regarding the stone wall on the western edge of the subject property. He explained that some abutters requested the stone wall to be cleared of vegetation and repaired, but he has also heard from abutters desiring the vegetative buffer to remain intact as screening. The stone wall, being the property boundary, is owned equally up to the center line by abutting property owners. Mr. Wolanski recommended that the applicant work with abutters to come to an understanding regarding the wall and the vegetative buffer's maintenance.

Mr. Hall pointed out that the plans do not show a 4-foot grass strip between the roadway and sidewalk per town regulations. There was discussion about how to accommodate a 4-foot grass strip and whether to place the street trees between the roadway and the sidewalk or on the far side of the sidewalk. Ms. Small suggested moving the street trees to the side of the road that has no proposed sidewalk. A waiver from the rules and regulations for subdivision of land must be requested if trees are only to be placed on one side of the road.

Mr. O'Loughlin requested a change from a Cape Cod berm to an asphalt lip if the sidewalk and roadway are not separated by a 4-foot planting strip to discourage driving or parking on the sidewalk.

Mr. Wolanski suggested that the Tree Commission could provide guidance on the best placement for the street trees.

Ms. Lavoie requested that the landscaping plan be updated to remove the proposed cherry tree located under the canopy of the existing street tree on lot 68.

Mr. Hall and Mr. O'Loughlin suggested performing an evaluation of the existing swale on the southeastern corner of the property. They recommended adjusting the stormwater outlets to take advantage of the proposed volume of the swale on the eastern edge of the property and further reduce peak runoff onto neighboring properties.

Mr. McCall asked about the proposed fire hydrant shown on the plan's detail sheet, but not shown on the proposed layout. Mr. Small indicated that the hydrant was shown in error and is not being proposed.

Mr. McCall recommended a hydrant with a cistern be installed, as it is over 2,000 feet to the closest hydrant, further than the Fire Department's equipment can easily access. That the homeowner's association would be responsible for filling the cistern, but the Fire Department would refill it if the water was used for a reason not related to the subdivision. Town staff indicated that they would research the appropriate size of the cistern.

Mr. Wolanski suggested continuing the Technical Review Committee's discussion to a future date, at which time the committee will vote on a recommendation to the Planning Board.

**By consensus, the meeting was adjourned without action by the committee.**

*The meeting adjourned at 9:50 AM*

Respectfully submitted  
Rita Lavoie, Principal Planner

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