



**Town of Middletown**  
 Planning Department

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

**TECHNICAL REVIEW COMMITTEE MINUTES**

**October 4, 2017**  
**2:00 PM**

**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

- 1. Narragansett Electric Company (aka National Grid), applicant – Request for Development Plan Review pursuant to Zoning Ordinance Section 307 for proposed site modifications to commercial property located on Turner Rd, identified as Assessor's Plat 118, Lot 27-B.**

Mr. Wolanski explained that the National Grid application was reviewed by staff and that the applicant was planning to resubmit revised plans based on suggestions from the committee.

**Motion** by Mr. O'Loughlin, seconded by Mr. Hall to forward a positive recommendation to the planning board subject to the following conditions:

- 1) Review and approval of the stormwater management system from the Town's Director of Public Works.
- 2) Review and approval of the stormwater management system from the Town's Engineer.
- 3) The Administrative Subdivision be re-recorded with a note added to the plan indicating that the sewer line crossing parcels 27A and 27B is a private sewer line, and the current easements around the sewer line be shown including dimensions and the book and page of the recorded easement. All plans submitted for redevelopment of the site should reflect the updated recording.

**Vote: 3-0-0**

- 2. 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.**

Attorney for the applicant, Mr. David Martland, and engineer, Ms. Lyn Small were present along with the Town's consulting engineer, Mr. Steven Cabral.

Mr. Cabral previously reviewed the application and provided comments to the applicant and town staff. Ms. Small distributed written responses to Mr. Cabral's comments dated October 3, 2017.

Ms. Small led the discussion by walking the committee through her responses.

There was discussion regarding the location of a public well on the abutting Meadowlark Mobile Home and RV park. Mr. Cabral indicated that the Rhode Island Department of Health requires a 200-foot radius around public wellheads to reduce groundwater contamination, and that the location of the proposed stormwater treatment facility appears to be within 200-feet of the well.

Ms. Small said DOH was not able to provide the exact location of the wellhead.

Mr. Hall suggested that the applicant contact the RV park's owner to ask for permission to access the site and locate the wellhead.

There was discussion of alternative designs to move the stormwater management area away from the suspected wellhead area including using rain gardens and moving the proposed swales to the west.

The committee recommended showing the location of the wellhead and its 200-foot radius on updated plans and working to address the wellhead protection area. Ms. Small continued with other responses to comments.

Ms. Small noted that their application to Rhode Island Department of Environmental Management incorrectly listed the property as not within a watershed protection area and the error will be corrected on their DEM permit application.

There was discussion regarding a proposed 12,000-gallon cistern for fire protection.

There was discussion regarding current standards for boundary surveys. The committee requested that the survey from 2001 be updated to current standards including adding current easements.

Mr. O'Loughlin requested that the ADS drainpipe be changed to RCP or PVC piping to meet town standards.

It was clarified by Mr. Wolanski that the Town does not intent to maintain a section of sidewalk located on private property. Ms. Small acknowledged that note to that affect was added to the plan per master plan approval.

Mr. Cabral indicated that the proposal does not meet the required 40% of developable land area required for open space. Ms. Small explained that her calculations subtracted out area for stormwater maintenance. Mr. Wolanski disagreed with this interpretation and recommended revising the plans achieved 40% open space based on all raw upland area.

There was discussion regarding the amount of drainage facilities in the open space. It appears that the proposed plans exceed the allowable 20% of open space that can be used for drainage facilities when all drainage facilities proposed are taken into the calculations.

Ms. Small noted that a 6" culvert will be removed from the plan.

Mr. O'Loughlin requested that the 6" swale near the existing street tree on Prospect Ave be moved outside of the tree's dripline to ensure tree health.

There was discussion regarding impact to stormwater runoff at the intersection of the proposed road and Prospect Ave. It was agreed that runoff resulting a modification of the 6” swale would be negligible.

Mr. O’Loughlin requested that the geotextile placement be updated to meet current manufacture’s installation guidelines.

Mr. Wolanski suggested that the covenant be updated to indicate no street parking is allowed due to the reduced pavement width. He indicated that street signs are not required.

There was discussion regarding the existing stormwater runoff from Toni-Lyn Terrace and the impacts of the stone wall on the water flow. Mr. Hall requested that the plans be updated to show current drainage patterns.

There was additional discussion regarding utility lines, street lighting, and drainage.

Ms. Small stated that the landscaping plans have yet to be updated to indicated the location of street trees. Mr. Martland stated that no waivers will be requested and plans will meet town requirements.

In order to allow the applicant to address comments, by consensus, the committee continued the 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.**

*The meeting adjourned at 3:30 PM*

Respectfully submitted  
Rita Lavoie, Principal Planner