



**Town of Middletown**  
Planning Department

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

**TECHNICAL REVIEW COMMITTEE MINUTES**

**February 8, 2018**

**10:00am**

**Town Hall, 2<sup>nd</sup> Floor Conference Room**  
**350 East Main Rd., Middletown, RI**

**Members present:**

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

**Also present:**

Rita Lavoie, Principal Planner  
Rob McCall, Fire Marshall  
Peter Faerber, Fire Chief

- 1. Recommendation to the Planning Board on an application of 2<sup>nd</sup> Street Construction, LLC for Preliminary Plan approval of a proposed conservation development to consist of 6 dwelling units on land located at 308 Chases Lane, Plat 106, Lots 6A & 516.**
  - a. Mr. Bob Silva, attorney for the applicant, provided an overview of the plans.
  - b. There was discussion regarding necessary zoning relief from the conservation development regulations.
  - c. Mr. Wolanski and Mr. Kane discussed the conservation development regulations for townhouse-style developments and the applicability of article 15 (multifamily dwellings).
  - d. Additional options for development were discussed including redesigning the project to present 2 triplexes instead of 3 duplexes, and dividing each unit into its own lot.
  - e. It was determined that the application would remain as a conservation development application with 3 duplex units proposed. Necessary zoning relief for setbacks and the definition of "townhouse" would be sought. Additional zoning review will be performed by Mr. Kane.
  - f. Mr. O'Loughlin requested that the sewer connection be 6-inches instead of the proposed 8-inches shown on the plan. He also referenced the required pavement restoration for the installation of the water main and hydrant.
  - g. Mr. Kane advised the applicant on his knowledge of Newport Water determination letters.

- h. Mr. McCall asked about the numbering of the units. He requested that there be no parking on the driveway to insure adequate public safety access.
- i. Mr. Hall asked questions regarding the impervious pavement and water quality report.
- j. Motion by Mr. O'Loughlin, seconded by Mr. Hall to forward a positive recommendation to the planning board subject to the following conditions:
  - i. Prior to consideration of the Final Plan, the Director of Public Works must review and approve of the necessary pavement restoration plan with regards to installing sewer lines.
  - ii. The 20-foot driveway on the property must be designated "no-parking" to allow for adequate public safety access.
  - iii. Prior to consideration of the Final Plan, the drainage plans must be reviewed and approved by the Town Engineer.
- k. Vote: 4-0-0

**2. Recommendation to the Planning Board on an application by 825 West Main, LLC for Development Plan Review of a proposed 6,050 square foot expansion of the West Main Self Storage facility located at 825 West Main Road, Plat 107NE Lot 15C and a portion of Plat 107NE Lot 11.**

- a. Attorney, Mr. Jay Lynch, and Engineer for the applicant described the proposed expansion. They noted that final determination from RIDEM has not yet been received.
- b. Mr. Kane noted that he and the Town Solicitor reviewed the developable land area of the project and determined that the required lot coverage percentage was met. An application for a special use permit was submitted to the zoning board of review for construction in zone 1 of the watershed protection district.
- c. Mr. O'Loughlin confirmed that there were no changes to the sewer system. He requested that the existing sewer easement be shown on the plans.
- d. Mr. McCall asked about any changes to the building. No changes were proposed.
- e. Mr. Hall stated that he will review the final plans after the DEM approval is acquired.
- f. There were questions regarding the necessity of a DOT permit.
- g. It was noted that the conservation commission will also be reviewing the plans due to its location within the watershed protection district, zone 1.
- h. Motion by Mr. O'Loughlin, seconded by Mr. Kane to forward a positive recommendation to the Planning Board subject to the following conditions:
  - i. Prior to Final Plan approval, the stormwater management plans must be reviewed and approved by the Town Engineer.
  - ii. Prior to Final Plan approval, the applicant must confirm the necessity of a Physical Alteration Permit with the Rhode Island Department of

Transportation. If permitting is necessary, the applicant must secure the permit prior to Final Plan approval.

- iii. Prior to Final Plan approval, the site plans must be updated to show the existing sewer easement on the property.

i. **Vote: 4-0-0**

**3. Recommendation to the Planning Board on an application by DOJO LLC for Development Plan Review, including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for construction of a hotel located at 38 Purgatory Road, Plat116NW Lot13.**

- a. Attorney, Mr. David Martland, and Engineer, Ms. Lyn Small, described the proposed construction. Ms. Small noted that a permit request was filed with the DOT, but is still under review.
- b. There was discussion regarding CRMC jurisdiction and if a permit is necessary.
- c. Ms. Small reviewed the drainage calculations and mentioned that the design would discharge 0.1 CFS in a 100 year storm.
- d. Mr. Hall provided his understanding of the CRMC designation and recommended that the applicant seek determination from CRMC regarding necessary permits.
- e. Mr. Hall recommended that the Planning Board refer the application to the Town's Consulting Engineer to review the drainage design, particularly the 0.1 CFS discharge proposed.
- f. Mr. O'Loughlin asked about existing sewer on the property. He recommended performing a dye test to determine the existing connection and requested a change in the plan's connection designs if no connection exists. He noted the need for asphalt restoration after installation of water/sewer.
- g. The propose elevations were described by the applicant's architect.
- h. Mr. McCall asked about the height of the garage, and a maintained egress path from the property to the street.
- i. Mr. McCall requested that the plans be altered to include a maintained surface as an egress route from the building to a public-right-of-way, such as a paved footpath.
- j. There was discussion regarding the amount of rooms that define a hotel under zoning and fire code, and if kitchen facilities would be included.
- k. Mr. Kane asked about the balcony and freeboard. It was determined that no zoning relief for height of the building would be necessary due to the freeboard allowance in a flood zone. Mr. Kane asked for updated plans clarifying the height of the building and the base flood elevation for his review.
- l. Ms. Lavoie noted that the planning department identified required waivers from the commercial design standards including adequate screening for the transformer, not meeting dark sky compliance, roof form waivers, and siding material waivers.
- m. There was discussion regarding maintaining the landscaping, which is proposed in the right-of-way.

- n. Signage and changing the property's address was discussed.
- o. Mr. Hall asked about invasive species.
- p. By consensus, the item was continued and a request was made to the Planning Board to refer the application to the Town's Consulting Engineer for review of the proposed drainage design.

*The meeting adjourned at 12:00pm*

Respectfully Submitted,  
Rita Lavoie, Principal Planner

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