



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

February 28, 2018

10:00am

Town Hall, 2nd 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:

Rob McCall, Fire Marshall
Peter Faerber, Fire Chief
Steve Cabral, Crossman Engineering

- 1. Peckham Lane Subdivision, Sean Napolitano, applicant. – Request for recommendation to the Planning Board on an application for Master Plan approval for a proposed 24-lot major subdivision of property fronting on Peckham Lane. The property is identified as Assessor's Plat 124, Lots 39, 105, 106 and is located approximately .3 miles to the north of the intersection of Peckham Lane and Wapping Rd.**

The applicant was present along with his attorney, David Martland, and engineer Lyn Small. Ms. Small described the proposed development. She noted that state permitting is required for the proposed septic design as well as storm water management. Advanced treatment is being considered for the septic design.

Ms. Small asked Mr. O'Loughlin about his preference for location of the private sewer mains. Mr. O'Loughlin stated that the main can be located in the road or along the rear of the development lots. If in the road, an easement granted by the town would be required, and any excavation for maintenance would require full width reconstruction of the roadway.

Steve Cabral of Crossman Engineering, the town's consultant, reviewed his memo dated February 8, 2018. He noted that his review is based on the master plan submission, which is conceptual in nature, and does not address all of the town and state design requirements. There was lengthy discussion of the storm water treatment design. The applicant was advised that the system must not adversely impact abutters. The design must anticipate the development of impervious surface on each of the lots.

Following the discussion of the Crossman comments and input from committee members, the committee voted unanimously to approve the motion by Mr. Hall,

seconded by Mr. Kane, to forward the application to the Planning Board with a positive recommendation, subject to the following items being addressed prior to preliminary plan submission:

- a. The plans must address storm water management for the segment of proposed roadway closest to Peckham Lane.
 - b. The storm water management plan should take advantage of storage capacity to reduce the rate of runoff from higher frequency storms.
 - c. The applicant should investigate potential opportunities to provide secondary emergency vehicle access to the development.
 - d. One or more cisterns for fire protection should be provided, subject to the approval of the Fire Department.
 - e. The proposed sewer pump station(s) must be located outside of the public roadway.
 - f. The applicant should provide more site-specific information regarding the development's anticipated generation of school-aged children, rather than relying on town-wide data.
 - g. The storm water management system must be designed to address the anticipated development of impervious surfaces on the development lots.
- 2. 24 Wolcott Ave Subdivision, Jerry Kirby, applicant – Request for recommendation to the Planning Board on an application for Preliminary Plan approval for a 2-lot subdivision of land located at 24 Wolcott Ave., Plat 121nw, Lot 4**

The applicant was present, along with his engineer, Tom Principe, surveyor Norbert Therien, and designer Madeline Melchert of Hullcove Design.

Mr. Therien and Mr. Principe described the proposed subdivision and development. Zoning relief is required to allow two lots with less than the required frontage. A special use permit will also be required to allow for the proposed two-family dwelling. The discussion focused on the need to address storm runoff entering and passing through the subject property. There was discussion of the existing impact on abutters from this runoff. The applicant agreed that the plan must address this issue, and will likely result in an improvement over existing conditions for the abutters. Mr. Principe will investigate options for transmitting runoff in a controlled manner to the drainage system in Wolcott Ave.

It was agreed that the TRC will reconvene to complete its review once the applicant provides revised storm water management plans.

The meeting adjourned at 11:45am

Respectfully Submitted,
Ron Wolanski, Chairman