



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

April 4, 2018
10:00am

Town Hall, Town Council Chambers
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
Peter Medeiros, Assistant Building Inspector

1. Application of Jerry Kirby, 24 Wolcott Ave Subdivision – Request for preliminary plan approval for a 2-lot subdivision of land located at 24 Wolcott Ave., Plat 121NW, Lot 4

Mr. Wolanski opened the meeting by noting that Mr. Warren Hall provided comments on the project proposal in a memo dated 3-30-18. In that memo, Mr. Hall requested clarification on twelve items from the project proposal.

Mr. Wolanski invited the Technical Review Committee (TRC) members to discuss forwarding a conditional recommendation on the application to the Planning Board subject to further review and resolution of the twelve drainage issues raised by Mr. Hall.

There was discussion regarding the number of outstanding items to be addressed, the history of the site, the Town's work in the vicinity, and the Planning Board and Zoning Board's potential interpretation of a conditional approval. It was agreed that the drainage issues would be discussed by the TRC, but no recommendation would be made until further revisions of the plans were complete.

Engineer for the applicant, Mr. Tom Principe reviewed the work performed since the last meeting of the TRC including adding spot elevation grades and changes to the bioretention basins. He provided an overview of the site's drainage system and watershed area.

The committee reviewed each line in Mr. Hall's 3-30-18 memo and Mr. Principe, the applicant, and architect for the applicant Ms. Madeline Melchert, provided additional details on the questions raised.

There was discussion regarding calculations for offsite stormwater flows running through the property currently and what amount of flow would be captured by the proposed system. It was agreed that calculating an exact number would be an onerous task given the acreage of the watershed area, however some calculations should be provided to the committee to demonstrate a reduction in flow from current conditions.

Additional subjects discussed included: groundwater table, infiltration, cross section of bio-retention areas, pervious parking area, pre-treatment for bio-retention areas, AutoCAD layers, and water quality volume calculations.

Mr. O'Loughlin requested swales along the Northern and Southern property lines to prevent overflow of stormwater from impacting neighboring properties and requested no larger than a 6" diameter outflow pipe to meter discharge.

Ms. Kane advised the applicant that the rear yard setback requires 30-feet and only 20-feet are show on the plans for proposed lot 1. He also noted that for issues of lot coverage, the off-site stormwater diversion basin is not considered developable land area. Therefore, the area of the basin should be shown on the plan and subtracted from the overall developable land area listed on the plan.

Mr. Hall requested that the Planning Board consider referring the plans to the Town's Consulting Engineer for review at their next meeting.

The committee requested that prior to the next meeting of the TRC, the proposal be revised to:

1. Move the proposed drain line out of Fitten Terrace or the applicant should obtain an easement for the line from the property owner of Fitten Terrace.
2. Show a maximum outflow pipe diameter of 6"
3. Add swales along Northern and Southern property lines
4. Reconfigure off-site stormwater diversion basin size, depth, or location to improve capture
5. Show the off-site stormwater diversion basin land area on plans
6. Remove the off-site stormwater diversion basin land area from the developable land area calculations
7. Update plans to accurately show the required 30-foot setback from the rear lot line for proposed lot 1.

By consensus the discussion was tabled until the applicant provides updated plans and the Town's Consulting Engineer reviews the plans.

The meeting adjourned at approximately 11:00am

Respectfully Submitted,
Rita Lavoie, Principal Planner