



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

April 25, 2018
9:00am

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:

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

- 1. Request for recommendation to the Planning Board - 24 Wolcott Ave Subdivision, Jerry Kirby, applicant –on an application for Preliminary Plan approval for a 2-lot subdivision of land located at 24 Wolcott Ave., Plat 121nw, Lot 4.**
 - a. Mr. Steve Cabral, consulting engineer for the Town, explained his analysis of the drainage plans to Mr. Thomas Principe, engineer for the applicant, and Ms. Madeline Melchert, architect for the applicant. He referenced his memo dated April 21, 2018.
 - b. Mr. Steve Cabral noted that a class 1 survey is required and was not provided. The applicant agreed to provide a class 1 survey.
 - c. There was discussion regarding stormwater calculations. Mr. Cabal noted that there was insufficient information provided for him to determine that the development will not cause stormwater impacts on surrounding properties. He had concerns regarding:
 - i. Infiltration rates
 - ii. Less than 1 foot of free-board on retention areas
 - iii. Unknown overland flow
 - iv. Unknown capacity of swale
 - v. Meeting the Rhode Island state stormwater design manual
 - vi. Stormwater flow onto Wolcott Ave
 - vii. Removing rip rap from the right of way
 - viii. Modeling of the bio-retention areas

- ix. Watershed map not provided
 - x. Correcting the reference to the erosion control manual
- d. It was requested that the applicant provide a cross-section of the finished grade and provide peak flow calculations for further review.
- e. The committee tabled the discussion and scheduled another meeting of the TRC for May 3rd at 9:00am to continue the review after the applicant updated the plans with requested information.
- 2. Request for recommendation to the Planning Board - 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, Lot 13.**
- a. Engineer Lyn Small, Attorney David Martland, and Architect Spencer McCombe represented the applicant.
 - b. Mr. Wolanski noted that the discussion of the TRC was previously tabled pending CRMC and DOT permitting. The applicant has now received preliminary determination from CRMC and a physical alteration permit from DOT.
 - c. Waivers from the Commercial Design Standards, which would be necessary under the current plan were reviewed:
 - i. Lighting not dark sky compliant – applicant will change fixtures to comply
 - ii. Siding materials made of synthetic materials
 - iii. Roof form (flat roof proposed)
 - iv. Inadequate screening of concrete pad. There was discussion regarding screening of the concrete pad in the public right of way. An easement from the Town for such landscaping and a waiver from the planning board for meeting screening requirements off-site would be necessary.
 - d. Mr. Wolanski indicated that he would refer the plans to the Tree Commission for review of the landscaping plan prior to the May 9th planning board meeting.
 - e. Mr. McCall discussed modifications to the egress for public safety. The applicant will continue to update the plans.
 - f. Mr. Steve Cabral, consulting engineer for the Town, reviewed his memo dated April 16, 2018. There was discussion regarding:
 - i. Pooling of water alongside the existing buildings
 - ii. Revising infiltration rate calculations
 - iii. Changing roof leaders to discharge below asphalt
 - iv. Changing detail sheet from gravel to stone
 - v. Changing detail to label ground liner
 - vi. Water quality treatment standards
 - vii. Groundwater recharge waivers based on site conditions
 - viii. Providing infiltration to the maximum extent practicable

- ix. Adding a backflow preventer to Wave Ave.
- x. Peak runoff conditions currently
- g. The discussion was tabled to May 3, 2018 to allow the applicant to revise the plans.

3. Request for 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.

- a. Mr. Wolanski noted that the applicant, who is seeking preliminary plan approval, recently gained DEM approval of the project. Previously, the Planning Board granted master plan approval for the project with waivers for concrete sidewalks, narrower roadway width, and installing geosynthetic materials around an existing tree.
- b. Ms. Lyn Small, engineer for the applicant, reviewed the revisions of the plans per DEM, noting the locations of Dept. of Health designated public wells and the lined stormwater management area.
- c. Mr. Rob McCall discussed updating the plans to show a 12,000-gallon cistern-centrally located in the development- for fire protection based on the engineer's projected house square footage.
- d. There was discussion regarding basing stormwater and fire protection calculations on the maximum allowable building coverage.
- e. There was discussion regarding the percentage of stormwater detention/retention areas included in the open space. Mr. Cabral noted that the applicant's provided 19.9% calculation does not take into consideration the embankments around the watercourse.
- f. Mr. O'Loughlin noted that easements for all underground piping for the stormwater system must be provided to the Town.
- g. Mr. Cabal reviewed his memo dated September 25, 2017. Topics discussed included:
 - i. Changing piping elevation to be higher than the drainage basin bottom
 - ii. Providing calculations demonstrating that the swale will handle peak storm events
 - iii. Adding a berm around existing gravel drainage on the property
 - iv. Updating the plans to include a class 1 survey
 - v. Providing clarification on the plans as to the beginning and end of the public and private drainage systems.
 - vi. Changing details sheet to "heavy duty" catch basin specifications
 - vii. Adding a cross-section of the drainage area to detail sheet
 - viii. Roadway pitch

- ix.** Grading and drainage at the intersection between Prospect Ave and the proposed roadway.
 - x. Moving stub connections out of the proposed rain gardens.
 - xi. Estimating the recharge of the rain garden areas.
 - xii.** Tying the size of the rain gardens to the size of square footage of the proposed houses.
 - xiii.** Including a square footage restriction on the houses
 - xiv.** Monitoring of public wells
 - xv.** Adding subdrains into the swales
- 4.** The discussion was tabled until a future date to allow for the applicant to update the site plans.

The meeting adjourned at approximately 12:00pm

Respectfully Submitted,
Rita Lavoie, Principal Planner