



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

April 27, 2018
1:00 PM

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

Also present:

Rob McCall, Fire Marshall
Peter Faerber, Fire Chief
Rita Lavoie, Principal Planner
Peter Medeiros, Assistant Building Official

- 1. Request for recommendation to the Planning Board - Application by Christopher Tunnah 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 restaurant to be located on land owned by 47 Valley Road, LLC, at 47 Valley Rd., Plat 107SE, Lot 88.**
 - a. Ms. Lyn Small, engineer for the applicant provided an overview of the project proposal noting:**
 - i. Zoning allows 2 principal structures**
 - ii. Sewer connections**
 - iii. Infiltration basin**
 - iv. Existing curb cuts on Valley Road**
 - v. Traffic controls via one-way entrance proposed from Valley Road**
 - vi. 24-foot wide two-way travel lanes on the site**
 - vii. Shared dumpster for both businesses**
 - viii. Variance necessary for not meeting the required double row of arborvitae abutting residential areas**
 - ix. ADA compliance of the sidewalks, entrances, bathrooms**
 - x. Outdoor seating**
 - xi. Requested Special Use Permit for serving of alcohol in an LB district**
 - b. Mr. McCall reviewed the access to the site and fire department turning radius**

- c. Ms. Lavoie reviewed the Planning Department's review of the application and waivers from the Commercial Design Standards necessary given the currently proposal including:
 - i. 521.1-D.1 - Exterior lighting does not appear to meet dark sky compliance.
 - ii. 521.2-C – Siding consists of non-traditional materials including metal.
 - iii. 521.2 -D – Roof form does not comply with requirement for hip or other sloped roof design. The board may approve a flat roof provided that it finds that adequate decorative detail is provided and/or portions of the roof include a sloped design. Any rooftop mechanical equipment must be screened.
 - iv. 521.3- D.3 – A minimum 5-foot planting strip between the buildings and parking lots/driveways is not provided on all sides of the building.
 - v. 521.3 – F.2. It is unclear from the landscaping plan if proposed parking lot trees will satisfy required 4" caliper dbh and 7' height at time of planting.
- d. There was discussion regarding the existing street tree. It was advised that the tree be relocated not removed.
- e. Potential zoning relief for the building mounted sign was noted as potentially necessary. Further review by the zoning official was recommended.
- f. Mr. O'Loughlin discussed the installation of grease traps, approval by Newport Water, and the trees located in the right-of-way. Mr. O'Loughlin requested that the proposed riprap be removed from the right-of-way and any existing drainage structures be removed from the right-of-way.
- g. Mr. Hall discussed state regulations related to development/redevelopment of a site. Additional topics included:
 - i. Roof infiltration, emergency spillway
 - ii. Reduction in runoff to abutters
 - iii. Pretreatment of stormwater
 - iv. Removing any development from the embankment area
 - v. Meeting water quality standards
 - vi. Vegetation in the swale
- h. There was a request from Mr. Medeiros for structural drawings of the pre-fabricated structure and a discussion of the outdoor grill's plans.
- i. Discussion on the application was tabled May 3rd at 9:00am to allow for the applicant to update the drainage plans. The Mr. Hall and Mr. Cabral will review updates as necessary.

2. Request for recommendation to the Planning Board - Application by Atlantic Beach Suites II 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 42, 44 & 56 Wave Ave., Plat 116NW, Lots 4,5 & 6.

- a. The above application was not discussed. The application remains incomplete and review will be scheduled once the application is certified complete.

The meeting adjourned at approximately 2:00pm

Respectfully Submitted,
Rita Lavoie, Principal Planner

DRAFT