



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

May 3, 2018
9:00 AM

Town Hall, Second 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

Also present:

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. The applicant was represented by architect Madeline Melchert, engineer Tom Principe, and attorney David Martland
 - b. Mr. Principe reviewed updated plans and watershed maps noting that the applicant was presenting two alternatives: "Plan A" previously considered by the TRC, and "Plan B" new to the meeting today.
 - c. Plan B channelizes the stormwater flow and shows a shared driveway for both proposed lots and a grass swale on the southern edge of the property.
 - d. It was noted that the riprap shown in the right-of-way would still need to be removed per previous TRC review.
 - e. There was discussion regarding 1-, 25-, and 100-year storm events and how the proposed drainage systems of plan A and plan B would accommodate such events.
 - f. Mr. Steve Cabral of Crossman Engineering, the Town's Consulting Engineer, indicated that he has not yet reviewed the calculations for plan B but thought it would improve the stormwater control.
 - g. Mr. Hall suggested a combination of plan A and plan B with a diversion basin and a 25-year storm event pass through.
 - h. The item was tabled to allow the applicant to make the suggested revisions of the stormwater design.
 - i. It was noted that a continuance request for the Planning Board would be necessary and another meeting of the TRC would be scheduled once the applicant has provided revisions.
- 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. The applicant was represented by engineer Lyn Small and attorneys Sean Bouchard and David Martland.
- b. Ms. Small reviewed the revisions to the plan since the previous TRC meeting. She noted that plans were updated to show:
 - i. Cross-sections of drainage systems
 - ii. Confirmation of pervious pavement as a water quality device per RIDEM
 - iii. Gravel base changing to filter media
 - iv. Foot bridge per fire department egress request
- c. There was discussion regarding pervious pavement usage and location, burying the roof leaders below the previous pavement, infiltration rates, basin lining, CRMC regulations, adding grading to raise site.
- d. Mr. O'Loughlin offered alternative concepts to decrease rate of runoff.
- e. There was further discussion that that applicant should adhere to Town regulations showing no increase in runoff rates from the site and the applicant could seek relief from CRMC regulations.
- f. Mr. O'Loughlin indicated that he could not support a project that increases runoff rates.
- g. The item was tabled to allow the applicant to further revise the plans. Another meeting of the TRC to review any changes and a request for a continuance from the Planning Board will be necessary.

3. 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 and Mr. Russel Jackson, attorney for the applicant reviewed the updates to the plans since the last TRC meeting.
- b. Ms. Small noted:
 - i. Inclusion of pre-treatment measures for stormwater
 - ii. Removal of the stormwater outlet from the Right-of-Way
 - iii. Calculations showing no increase in peak runoff
 - iv. "Relocation" of a street tree instead of "remove or relocate"
 - v. Water retention in the embankment
- c. Mr. Hall indicated that the abutters may have private wells within 100 -feet of the proposed infiltration basin, which would violate stormwater regulations. He requested that the wells be located and shown on the plan.
- d. Mr. O'Loughlin offered assistance locating the wells.

- e. It was noted that the project does not fit the redevelopment standard under state regulations and must provide water quality treatment under the development regulations.
- f. The matter was tabled to allow for the applicant to properly locate the private wells on abutting properties and potentially redesign the stormwater infrastructure.

The meeting adjourned at approximately 10:30am

Respectfully Submitted,
Rita Lavoie, Principal Planner

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