



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

July 10, 2018
9:00 AM

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 Officer

Also present:

Peter Faerber, Fire Chief
Steven Cabral, Crossman Engineering, Consulting Engineer

Mr. Wolanski called the meeting to order and stated that the meeting is open to the public but no public comment will be received at this time. The public will have an opportunity to offer input on items on the Technical Review Committee's (TRC) agenda during the Planning Board's public hearings.

- 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. The applicant was represented by Engineer Ms. Lyn Small and Attorney Mr. J. Russel Jackson
 - b. Ms. Small reviewed the latest plans, which include the widening of the driveway to allow two-way access to Valley Road. The one-way access to the site for Valley Rd. and resulting traffic impact on Chestnut Hill Road was identified by the Planning Board as a concern.
 - c. Mr. Wolanski reviewed the necessary waivers from the commercial design standards:
 - i. 521.2-C – Siding consists of non-traditional materials including metal.
 - ii. 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.
 - iii. 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.

- iv. 521.3-D.2 – The required 20-foot wide landscaped buffer is not provided along the southerly property line, where there is an abutting residential use.
 - d. Mr. Kane discussed the possible need for additional variances for the reduced vegetated buffer along the southerly property line and for the 22-foot-wide driveway where 24 feet is required.
 - e. There was discussion of storm water management plans. Mr. Hall requested that a drain line to connect from the outfall of the system to the catch basin in Chestnut Hill Rd. be added and the system be redesigned to take advantage of storage capacity in the detention pond. This is needed to ensure that ongoing impacts of runoff to an abutter are not exacerbated. This is an issue recently brought to his attention.
 - f. Mr. Jackson expressed concern that the plans had already been reviewed and approved by the TRC, and now a new issue is being raised. He questioned his client's responsibility to modify the plans if they comply with requirements. Mr. Wolanski stated that it is the town's responsibility to try to avoid adverse impacts to abutting properties.
 - g. It was agreed that the applicant's engineer and Town Engineer will meet to review existing site conditions and consider options for storm water management.
 - h. By consensus the matter was continued to a meeting to be held July 25, 2018 at 9am.
- 2. Application of Atlantic Beach Suites II, LLC, 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 23-room hotel to be located at 42-44 & 56 Wave Ave., Plat 116NW, Lots 4,5 & 6.**
- a. The applicant was represented by Attorney Mr. David Martland and Engineer Ms. Lyn Small.
 - b. Mr. Wolanski noted that the matter was continued from the last TRC meeting in order to allow time for the town's consulting engineer to review the plans.
 - c. Mr. Faerber noted that the narrowing of the driveways at the entry and exit points and building overhang make it difficult for the fire department apparatus to maneuver. The applicant agreed to review the plans and revise as needed. Mr. Kane noted that the awnings may encroach into the setbacks and must be shown on the layout plan.
 - d. Mr. Wolanski reviewed the necessary waivers from the commercial design standards:
 - i. 521.2-C – Siding consists of non-traditional materials including hardie board, PVC, and Fypon synthetic materials.
 - ii. 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.
 - iii. 521.3- D.1 – a landscaped butter at least 10" is not provided within the property boundary along the front of the proposed structure. The proposed landscaping falls outside the property boundary and within the public right-of-way, a waiver would be necessary for the applicant to meet the landscaping requirement via off-site plantings.

- iv. 521.3- D.3 – A minimum 5-foot planting strip between all sides of the building and parking lots/driveways is not provided.
- v. 521.3 – F.1. It is unclear from the landscaping plan if proposed deciduous street trees will satisfy required 4” caliper dbh at time of planting.
- vi. 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.
- vii. Exterior lighting on for the rear parking area is not shown. It is assumed that safety lighting will be provided, the fixtures must meet dark sky compliance and copies of the proposed fixtures must be provided to the planning board.
- e. Steve Cabral of Crossman Engineering reviewed comments contained in his memo of July 2, 2018. There was disagreement between Mr. Cabral and Ms. Small regarding the required design of the pervious paver parking lot, and whether water quality treatment is required for runoff from the parking area. Mr. Cabral indicated that he discussed the issue with RIDEM staff who agreed with him that treatment is required. Ms. Small stated that because the parking lot is pervious no water quality treatment is needed in the design. It was agreed that the engineers will try to contact RIDEM staff in order to reach consensus on what the regulations require.
- f. By consensus the matter was to continued to a meeting to be held July 25, 2018 at 9am.

3. **Motion** by Mr. Kane, seconded by Mr. O’Loughlin to adjourn

4. **Vote:** 4-0-0

The meeting adjourned at approximately 10:30am

Respectfully Submitted,
Ron Wolanski, Chairman