



Town of Middletown
Planning Department

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

TECHNICAL REVIEW COMMITTEE MINUTES

July 25, 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

Also present:

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

Mr. Wolanski called the meeting to order at 9am.

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. Russell Jackson
 - b. Ms. Small stated that the plans have yet to be revised, but the proposed driveway from Valley Rd. will be increase form 22-feet wide to 24-feet wide. Mr. Jackson will revise his zoning petition to address the need to modify the required vegetative screening to accommodate the driveway.
 - c. There was discussion of the storm water management plan and drainage system design. Mr. O'Loughlin provided a memo, dated July 24, 2018, requesting the addition of a pipe in the shoulder of Chestnut Hill Rd. to capture the runoff leaving the detention basin and transmitting it to an existing catch basin at Brookdale Rd.
 - d. Mr. Hall stated that the design of the proposed detention basin is acceptable, but results in a redirection of the exiting drainage patterns. The design results in a reduction in the rate of runoff from the property, but a slight increase in the volume of runoff to the outfall at Chestnut Hill Rd.
 - e. Mr. Jackson asked about the justification for the request for the drainage pipe.
 - f. Mr. O'Loughlin stated his concern for potential future negative impacts to off-site properties.
 - g. Mr. Hall suggested that the proposed pond could be reduced in size, as it exceeds the size required to comply with regulations. That savings could offset the cost of the requested pipe.
 - h. Ms. Small estimated the cost to install the pipe at between \$5,000 and \$10,000.

- i. Mr. Jackson conferred with his client by phone and stated that he agreed to installation of the requested pipe in the shoulder of the road.
- j. 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.
- k. **Motion** by Mr. O’Loughlin, seconded by Mr. Hall, to forward a positive recommendation to the Planning Board subject to consideration of the waiver requests and the following conditions:
 - i. Prior to the issuance of building permits, the final storm water management plan and calculations must be reviewed and approved by the Town Engineer, and shall include the addition of a drainage pipe within the unpaved shoulder of Chestnut Hill Rd. to capture and transmit runoff from the detention pond to the existing catch basin at Brookdale Rd.
 - ii. Exterior lighting shall meet the town’s dark-sky compliance requirement per section 521.1-D.1 of the Middletown Rules and Regulations regarding the Subdivision and Development of Land.
 - iii. Proposed trees shall meet the requirements of section 521.3 – F.2. of the Middletown Rules and Regulations regarding the Subdivision and Development of Land.
 - iv. Prior to permitting, the plans shall be modified to provide the required 24-foot-wide driveway access from Valley Rd.

Vote: 3-0-0

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 applicant to address issues related to fire dept. access to the rear of the proposed building, and for review of the design of the storm water management system.
- c. Mr. Faerber reviewed the revised plan, which includes 15-foot wide pavement plus 5-foot wide reinforced turf for the entry and exit driveways, and found it acceptable.
- d. Ms. Small stated that she talked with RIDEM staff, who concurred with Mr. Cabral’s earlier comments regarding the need for water quality treatment as part of the pervious paver parking lot design. The plans will be revised accordingly.

- e. Mr. Martland stated that his client is considering completing a traffic analysis for the project.
- f. 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 buffer 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.
- g. Mr. Martland indicated that waivers for the trees will not be requested, and the plan will be revised to meet the requirements.
- h. By consensus the matter was continued to allow for completion of the traffic study and modifications to the storm water management plan as discussed.

3. Request for recommendation to the Planning Board – Application of Benzine Development, 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 gas station with a convenience store, restaurant with drive-thru window, and a car wash to be located on property identified as 533 East Main Rd. and 1225 Aquidneck Ave., Assessor’s Plat 113, Lots 190, 191, 192, 193, 195 & 197.

- a. The applicant, Mr. Giacobbi, was present, along with his attorney, Mr. Martland, and engineer, Ms. Small.
- b. Mr. Martland and Ms. Small described the project. The applicant has been granted required permits by RIDOT and RIDEM. It was noted that there are two access points, one from Aquidneck Ave., and one from East Main Rd. Exiting to East Main will be right-turn only. Mr. Cabral reviewed his comments contained in a memo dated July 20, 2018:
 - i. The applicant agreed to confirm that downstream abutters will not be adversely impacted by storm water runoff. The Town Engineer will review potential impact to the adjacent town-own property.

- ii. The sand filter design will be revised as requested.
- iii. The impact report will be revised to indicate that the carwash will not use recycled water.
- iv. The applicant will provide a copy of the fuel spill response plan.
- v. Applicant will provide a detail/crosssection of the detention pond berm.
- vi. Site lighting and sign locations will be added to the site plan.
- vii. The plan will be revised to demonstrate that storm runoff in the area of the site adjacent to Aquidneck Ave. is directed to the proposed swale, and not onto the abutting property.
- viii. It was noted that Crossman concurs with the findings of the applicant's traffic analysis. Regarding stacking lanes on the property, the applicant agreed with Crossman's recommendations to avoid blocking the Aquidneck Ave. Driveway, including relocating the menu board for the drive-thru and using signage and striping to prohibit blocking the driveway.
- c. There was discussion that an easement must be provided for an existing public sewer line on the property.
- d. Architect Spencer McComb reviewed the building design.
- e. Mr. Wolanski listed potential waiver requests based on the current information. The applicant indicated that the building design and landscaping plans will be revised to address some of the potential waiver issues. Potential waivers:
 - i. 521.1.B.3. – Safe and efficient access into and throughout the site is not provided. Pedestrian access to the site from Aquidneck Ave. is not provided. The stacking lane for the restaurant drive-through blocks vehicles from entering/exiting the site from Aquidneck Ave.
 - ii. 521.1.B.4. – Adequate and safe ingress and egress is not provided. The stacking lane for the restaurant drive-through blocks vehicles from entering/exiting the site from Aquidneck Ave.
 - iii. 521.1.D. – Applicant must confirm that exterior lighting fixtures are dark-sky compliant, or a waiver must be requested.
 - iv. 521.2.B.1 – Applicant must confirm that windows occupy 20%-60% of facades visible from the public way, or a waiver must be requested.
 - v. 521.2.B.2 – Based on review of the building elevation drawings, divided-light windows (true or simulated) are not proposed.
 - vi. 521.2.C – Use of exterior building materials not consistent with traditional materials is proposed.
 - vii. 521.3.B – Applicant must confirm that planted landscaped area occupies at least 25% of the site, or a waiver must be requested.
 - viii. 521.3.C – Required screening elements not provided along the front property lines, fronting on East Main Rd. and Aquidneck Ave.
 - ix. 521.3.D.2 – Required 20-foot landscaped buffer not provided along entirety of property line of abutting residential property.
 - x. 521.3.D.3 – Required 10-foot landscaped buffer not provided between buildings and driveways.
 - xi. 521.3.F.1 – Required deciduous street trees are not provided.

- xii. 521.3.F.2 – Applicant must confirm that the required number and size of parking lot trees are provided, or a waiver must be requested.
 - f. By consensus the matter was continued to a TRC meeting to scheduled for August 7, 2018 at 10am for review of revised plans.
- 4. 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. The applicant was represented by attorney Mr. David Martland and engineer Ms. Lyn Small.
 - b. There was discussion that the applicant has provided revised plans which must be reviewed by the committee members and the town's consulting engineer.
 - c. By consensus the matter was continued to the August 7, 2018 TRC meeting.

By consensus the meeting adjourned at approximately 11:30am

Respectfully Submitted,
Ron Wolanski, Chairman