



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

**TOWN OF MIDDLETOWN**

350 East Main Road, Middletown, RI 02842  
(401) 849-4027 | MiddletownRI.com

To: Paul A. Croce, Chairman  
Planning Board members

From: Ron Wolanski, Town Planner

Date: December 6, 2023

Re: Request of Peter Gallipeau to set the performance security amount for **Phase 3** of the Saltwood Farm subdivision, located off Bailey Ave. and Sachuest Drive, Plat 126, Lot 4, in accordance with Section 702 of the Middletown Rules and Regulation Regarding the Subdivision and Development of Land.

---

The developer of the above referenced subdivision is requesting that the Planning Board set the amount of the performance security needed to ensure completion of the remainder of work for phase 3 of the subdivision. The subdivision was approved by the board in July 2014, and includes 12 total lots. Phase 3 involves five lots, the new road (Saltwood Drive), and drainage improvements. Please see the attached phasing plan.

In accordance with the requirements of Section 702 of the Middletown Rules and Regulation Regarding the Subdivision and Development of Land, the developer has submitted cost estimates for completion of the remaining infrastructure work to the Town Engineer for review. The Town Engineer must then provide a recommendation to the Planning Board regarding the amount of the security/bond. Per the regulations, the Planning Board considers this recommendation in setting the amount of the performance security. The security must equal 125% of the approved cost estimate. Once the amount is set, and security is posted in a form acceptable to the town's finance director, the developer will be able to record the approved plans for phase 3.

As of this date I have not received a recommendation from the Town Engineer regarding the cost estimate to complete the remaining work. As such, I recommend that the Board continue this matter for future consideration. Note that the extension of the Planning Board's approval of Phase 3 of the subdivision plan expires on January 31, 2024. When this extension was granted, the Board informed the developer that no further extensions would be granted. Therefore, the plan for Phase 3 must be recorded by that date. If the plan is not recorded and if no further extension is granted, the approval for Phase 3 would expire on January 31<sup>st</sup>.

Please contact me with any questions regarding this matter.

cc. Town Engineer  
DPW Director  
Finance Director

