



**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: January 3, 2024

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.

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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.

Attached is the latest cost estimate to complete remaining work on Phase 3 as recommended by the Town Engineer, totaling \$199,660.00. However, this estimate does not include certain items as noted in footnotes 1-4. Questions about the need for this additional work and costs remain and cannot be answered until the developer provides as built plans that show the actual location and extent of work completed to date. These plans were requested of the developer several months ago but have not yet been provided. Therefore, I believe the Planning Board is not yet in a position to set the amount of performance security for Phase 3.

Note that there is a separate matter on the January 10<sup>th</sup> meeting agenda where the developer is requesting an additional one-month extension of the Phase 3 plan approval and time to record to February 29<sup>th</sup>. The current Planning Board approval for Phase 3 expires on January 31<sup>st</sup>. The Board might want to consider granting this additional one-month extension.

Please contact me with any questions regarding this matter.

cc. Town Engineer  
DPW Director

\\midsrv48\Groups\Planning\Planning Board\Subdivisions & LDP\126-4 Saltwood Farm (conservation)\bonding\PB memo re phase 3  
bond amount 1-3-24.docx



**SALTWOOD FARM SUBDIVISION**  
**MIDDLETOWN, RI**  
**ENGINEER'S COST ESTIMATE FOR REMAINING WORK ITEMS FOR PHASE 3 ONLY**

Item No.	Description	UM	Quantity	Unit Price	Total
1	AS BUILT PLAN-STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR	LS	1	\$ 6,000.00	\$ 6,000.00
2	TRIMMING AND FINE GRADING	SY	1,444	\$ 15.00	\$ 21,660.00
3	COMMON BORROW (REPAIR SWALE EMBANKMENT)	CY	9	\$ 36.00	\$ 324.00
4	GRAVEL BORROW (REPAIR GRAVEL ROAD)	CY	103	\$ 40.00	\$ 4,120.00
5	HOT MIX ASPHALT CLASS 19.0 (2")	TON	2	\$ 200.00	\$ 400.00
6	HOT MIX ASPHALT CLASS 9.5 (2")	TON	2	\$ 200.00	\$ 400.00
7	ASPHALT EMULSION TACK COAT	SY	9	\$ 1.00	\$ 9.00
8	NEW SIGNS AND POSTS	SF	4	\$ 70.00	\$ 280.00
9	CRACKSEAL WATER GATE COVER	EA	1	\$ 20.00	\$ 20.00
10	CHANNEL EXCAVATION EARTH (SWALE REPAIR)	CY	17	\$ 30.00	\$ 510.00
11	JUTE NETTING	SY	219	\$ 20.00	\$ 4,380.00
12	CLEAN SEWER MANHOLE COVER	EA	3	\$ 50.00	\$ 150.00
13	NEW WATER GATE COVER	EA	1	\$ 100.00	\$ 100.00
14	NEW BOUNDS	EA	3	\$ 135.00	\$ 405.00
15	MAINTENANCE ROAD BASE COURSE, HMA CLASS 12.5 (1.5") (285' x 15')	TON	48	\$ 160.00	\$ 7,680.00 <sup>4</sup>
16	MAINTENANCE ROAD SURFACE COURSE, HMA CLASS 9.5 (1.5") (285' x 15')	TON	48	\$ 120.00	\$ 5,760.00 <sup>4</sup>
17	MAINTENANCE ROAD GRAVEL BORROW (12")	CY	160	\$ 40.00	\$ 6,400.00 <sup>4</sup>
18	ADJUST SEWER MANHOLE TO GRADE	EA	2	\$ 350.00	\$ 700.00
19	FULL DEPTH SAWCUT OF BITUMINOUS PAVEMENT	LF	18	\$ 3.00	\$ 54.00
20	CLEAN DRAIN MANHOLE STRUCTURES	EA	1	\$ 165.00	\$ 165.00
21	CLEAN AND FLUSH PIPE, ALL SIZES	LF	134	\$ 3.00	\$ 402.00
22	LOAM SOIL (4 INCHES DEEP)	SY	821	\$ 8.00	\$ 6,568.00
23	GENERAL HIGHWAY SEEDING (TYPE 1)	SY	821	\$ 3.00	\$ 2,463.00
24	12 INCH EPOXY RESIN PAVEMENT MARKINGS WHITE	LF	20	\$ 7.00	\$ 140.00
25	TRAFFIC PROTECTION (2% OF TOTAL COST)	LS	1	\$ 1,840	\$ 1,840.00
26	FLAGPERSONS	MHR	40	\$ 70.00	\$ 2,800.00
27	FLAGPERSONS OVERTIME	MHR	4	\$ 80.00	\$ 320.00
28	MOBILIZATION/DEMOBILIZATION (5% OF TOTAL COST)	LS	1	\$ 4,692	\$ 4,692.00
29	SALTWOOD DRIVE STREET TREES	EA	8	\$ 1,000	\$ 8,000.00 <sup>6</sup>
30	DETENTION POND /BASIN 202C PLANTINGS	LS	1	\$ 17,000	\$ 17,000.00 <sup>6</sup>
31	DETENTION POND /BASIN 202C RETAINING WALL (8' HIGH, LENGTH = 120')	CY	52	\$ 1,400	\$ 72,800.00 <sup>7</sup>
32	DETENTION POND /BASIN 202C RETAINING WALL GRAVEL BORROW (12")	CY	23	\$ 40.00	\$ 920.00 <sup>7</sup>
33	DETENTION POND /BASIN 202C RETAINING WALL EXCAVATION	CY	23	\$ 26.00	\$ 598.00 <sup>7</sup>
34	DETENTION POND /BASIN 202C RETAINING WALL DECORATIVE VENEER (3' HIGH)	SF	360	\$ 60	\$ 21,600.00 <sup>7,8</sup>
				<b>TOTAL =</b>	\$ 199,660.00 <sup>1,2,3,5</sup>

**NOTES:**

1. COST ESTIMATE DOES NOT INCLUDE REBUILDING GRASS SWALE ADJACENT TO SALTWOOD DRIVE IF SWALE IS FOUND TO ENCROACH ONTO PRIVATE PROPERTY.
2. COST ESTIMATE DOES NOT INCLUDE FIXING DMH NO. 1 RIM ELEVATION TO MATCH DESIGN PLANS. RIM ELEVATION IS APPROXIMATELY 3.3 FEET HIGHER THAN THE DESIGN PLANS APPROVED.
3. COST ESTIMATE DOES NOT INCLUDE PLANTING A TREE THAT WAS CUT ON PRIVATE PROPERTY ADJACENT TO THE GRASS SWALE. ABUTTER NOTIFIED DPW OF THIS POTENTIAL ISSUE.
4. OWNER HAS APPROVAL FOR PERMEABLE GRAVEL PAVER ROAD. PER A MEETING ON DECEMBER 12, 2023 DEVELOPER ELECTED TO INSTALL PAVED ACCESS ROAD AS SHOWN ON THE ORIGINAL PLANS. IF PERMEABLE GRAVEL ROAD IS SELECTED THE COST IS \$42,750.00 TO INSTALL.

## SALTWOOD FARM SUBDIVISION

MIDDLETOWN, RI

### ENGINEER'S COST ESTIMATE FOR REMAINING WORK ITEMS FOR PHASE 3 ONLY

Item No.	Description	UM	Quantity	Unit Price	Total
5.	COST ESTIMATE IS BASED ON MEMORANDUMS DATED AUGUST 29, 2023 AND OCTOBER 20, 2023 AND ON AN AS BUILT PLAN DATED NOVEMBER 2, 2023 THAT WAS RECEIVED FROM NORTHEAST ENGINEERS AND CONSULTANTS, INC.				
6.	LANDSCAPING ITEMS ARE BASED ON LANDSCAPE PLANS, DATED NOVEMBER 2012, AND RECEIVED FROM THE DEVELOPER , MR. PETER GALLIPEAU, ON DECEMBER 11, 2023.				
7.	DETENTION POND / BASIN 202C RETAINING WALL ITEMS ARE BASED ON A SKETCH SK-S1, DATED 06-30-2023, BY CAMERA-O'NEILL CONSULTING ENGINEERS AND RECEIVED FROM DEVELOPER ON DECEMBER 12, 2023				
8.	STONE VENEER COST IS AN ESTIMATE OF AN AVERAGE COST TO INSTALL A STONE VENEER. THE FINAL COST WILL DEPEND ON THE ACTUAL TYPE AND STYLE OF STONE VENEER SELECTED FOR THE PROJECT.				

