



Town of Middletown Planning Department

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

To: Hon. Robert J. Sylvia, President
Town Council Members

From: Paul A. Croce, Chair
Middletown Planning Board

Date: March 18, 2021

Re: Full-build impact study prioritized recommendations

In August 2018 The Middletown Town Council authorized the Planning Department to undertake a study with Crossman Engineering of the impacts on traffic, surface water and groundwater of full residential and commercial buildout of the Town. The study was initiated later that year and completed in March 2020 with recommendations for dealing with buildout impacts and presented to the Town Council in December 2020. At that time, the Town Council authorized the Planning Board to work with Planning Department staff and with the principal investigator of the study (Steve Cabral P.E. of Crossman Engineering) to prioritize these recommendations in a manageable way.

Attached to this memo is this list of prioritized action items from the Crossman impact study. It is presented in three sections — surface water (the most pressing need), groundwater, and traffic. For the first two categories - surface water and groundwater - the prioritized action items are separated into two groups — high priority, short-term actions and long-term actions. For the traffic category, a workshop of key Town staff and the study consultant is proposed to identify and prioritize recommended actions for implementation.

Please note that estimated durations are given for accomplishing these action items, and all are considered to be realistic and achievable. It is also worth noting that an action item is included to explore new, creative approaches for extending public water to the east side of Town. Though unpopular to some, this action is seen as the best way to ease and potentially eliminate groundwater concerns.

With this memo, the Planning Board is requesting the Town Council to authorize the Planning Department and other relevant Town departments to proceed with the implementation of these prioritized action items.

Paul A. Croce, Chairman
Middletown Planning Board

cc. Town Solicitor Director of Public Works
Town Administrator Town Engineer
Town Clerk

**Full-Build Development Impact Study
Planning Board Prioritized List of Recommendations**

Surface Water Impacts

High-priority, short-term recommendations	Responsible Department	Timeframe to complete task
1. Perform Periodic Water Quality Testing of past stormwater treatment systems to document performance (for each action step responsible party and potential funding source to be identified)		
a. Update inventory of BMPs	Engineering/DPW	3-9mo
b. Identify priority BMPs for testing	Engineering, Crossman	3-9mo
c. Establish schedule and procedures for sampling	Engineering/DPW, Crossman	
i. Identify funding		3-9mo
ii. Identify staff/contractor to conduct sampling		3-9mo
iii. Identify lab for testing		3-9mo
2. Establish Stormwater Utility & Pursue additional retrofits of existing systems (for each action step responsible party and potential funding source to be identified)		
a. Review and update as needed information previously provided to the Town Council	Engineering, Planning, Crossman	3-9mo
b. Present proposal to the Town Council for consideration	Engineering, Planning, Crossman	3-9mo
c. Review and update as needed information previously provided to the Town Council	Engineering, Planning, Crossman	3-9mo
d. Present proposal to the Town Council for consideration	Engineering, Planning, Crossman	3-9mo
3. Formalize program with other organizations for watershed monitoring/testing		
a. Establish data sharing protocols with agencies and organizations already performing testing	Engineering, Planning,	3-9mo
4. Establish Nutrient Control Ordinance (for each action step responsible party and potential funding source to be identified)		
a. Research and draft proposed ordinance	Planning, Crossman	3-9mo

b. Present ordinance to the Town Council for consideration	Planning	3-9mo
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<u>Long-term considerations</u>	Responsible Department	Timeframe to complete task
5. Update Stormwater Ordinance to address watershed specific impairments	Planning, Crossman	18-36 mo
6. Work with large agricultural properties to implement runoff control measures	Planning, Engineering, Crossman	18-36 mo
7. Identify and prioritize flood prone areas for remediation actions	Planning	18-36 mo

Groundwater

High-priority, short-term recommendations	Responsible Department	Timeframe to complete task
1. Establish Onsite Wastewater Management Plan & Ordinance (for each action step responsible party and potential funding source to be identified)		
a. Review and update as needed information previously provided to the Town Council	Engineering, Planning, Crossman	3-9mo
b. Present proposal to the Town Council for consideration	Engineering, Planning, Crossman	3-9mo
2. Evaluate financial and technical feasibility of water extensions into east side of Town (for each action step responsible party and potential funding source to be identified)		
a. Document well failures, water quality problems and Newport's water service limitations	Engineering, Planning, Crossman	36-48mo
b. Review work previously completed and identify design alternatives and cost estimates	Engineering, Crossman	3-9mo
c. Identify funding options	Engineering, Planning, Crossman	3-9mo
d. Present alternatives to the Town Council for consideration	Engineering, Planning, Crossman	3-9mo

3. Increase public awareness/education of private well testing (quality) (for each action step responsible party and potential funding source to be identified)		
a. Develop education campaign to promote well testing	Planning	3-9mo
b. Establish voluntary program to report testing results to the Town	Planning	3-9mo
c. Coordinate with existing agencies to distribute private well educational materials	Planning	3-9mo

<u>Long-term considerations</u>	Responsible Department	Timeframe to complete task
4. Establish database of well test data and database of all wells in Town (depths and performance)	Crossman, Planning	18-36 mo
5. Evaluate minimum lot sizes for homes with wells, including cluster developments	Crossman, Planning	18-36 mo

Traffic

High-priority, short-term recommendations	Responsible Department	Timeframe to complete task
1. Hold workshop with Police, DPW, Fire Department & Planning to discuss observations and to outline intersection priorities for Town and State Roads and intersections and work with RIDOT on advancing critical projects to the TIP (for each action step responsible party and potential funding source to be identified)		
a. Schedule workshop to review and prioritize recommendations	Planning, Engineering, DPW, Police, Crossman	3-9mo
b. Develop preliminary design options, cost estimates, and jurisdiction (town vs. RIDOT)	Engineering, Planning, Crossman	18-36 mo
c. Present recommendations to the Town Council for consideration.	Engineering, Planning, Crossman	3-9mo

d. Submit selected projects for inclusion in TIP	Planning, Engineering	3-9mo
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Items to be considered in the traffic public workshop:

2. Finalize list of intersections that can benefit from minor striping improvements
3. Finalize list of intersections that can benefit from signal timing adjustments
4. Finalize list of local intersections that would benefit from round-a-bout installation