

From: [Mark Horan](#)
To: [Ronald Wolanski](#); jlynch@mvlaw.com; [Matthew H. Leys](#); girard.galvinlawri.com; [Stephen J. MacGillivray](#); [Lyn Small](#)
Cc: marisa@desautelesq.com; [Rita Lavoie](#)
Subject: RE: Horan/Howland subdivision
Date: Thursday, September 02, 2021 4:25:50 PM
Attachments: [image004.png](#)
[2021-09-02 HOWLAND MASTER PLAN SHEET C-9 REVISED with septic, well, drainage overlays.pdf](#)

Ron,

I request that the new information be submitted for the 9/8 hearing given that the requested information is an overlay of the exact same information that was provided on the Conservation plan. The Planning Board has the experience and knowledge to review the plan by the 8th. The appellants and their experts have the same ability.

The attached plan shows the following:

- Required square footage for seven 40,000. Lots
- Required frontage, setbacks developable land area
- Locations for 7 OWTS septic systems based on DEM approved and witnessed test holes
- Flagged wetland delineation by a recognized wetland biologist and surveyed by a recognized local surveyor.
- Accurately depicted existing conditions, structures
- Sufficient road drainage areas
- Sufficient areas for water quality treatment on every lot
- Well locations for 7 lots which substantially meet DEM setback requirements.
-

The appellants are arguing that there is not enough information provided to demonstrate viability for a 7 lot subdivision.

Not only is there enough information to **re-establish** Master Plan approval , there is enough information to submit our application for Preliminary approval.

Mark Horan
President



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From: Ronald Wolanski <rwolanski@middletownri.com>

Sent: Thursday, September 02, 2021 12:21 PM

To: Mark Horan <mhoran@horanbuilding.com>; jlynch@mvllaw.com; Matthew H. Leys <mleys@cphnpt.com>; girard galvinlawri.com <girard@galvinlawri.com>; Stephen J. MacGillivray <smacgillivray@PierceAtwood.com>; Lyn Small <LynS@northeastengineers.com>

Cc: marisa@desautelesq.com; Rita Lavoie <rlavoie@middletownri.com>

Subject: Horan/Howland subdivision

All,

As just discussed with Jay Lynch, the revised conventional subdivision plan requested by the Planning Board has not been received for inclusion in the PB packets by yesterday's deadline for the Sept. 8th meeting. As was discussed during the last meeting, will PB will not consider materials not included in the packets. Therefore, Jay has agreed to a continuance of the Horan matter to a future date. It will not be heard on the 8th. The possibility of scheduling a special PB meeting for this matter can be discussed with the Board on the 8th.

Please contact me with any questions.

Thanks.

Ron Wolanski, AICP

Town Planner

Town of Middletown

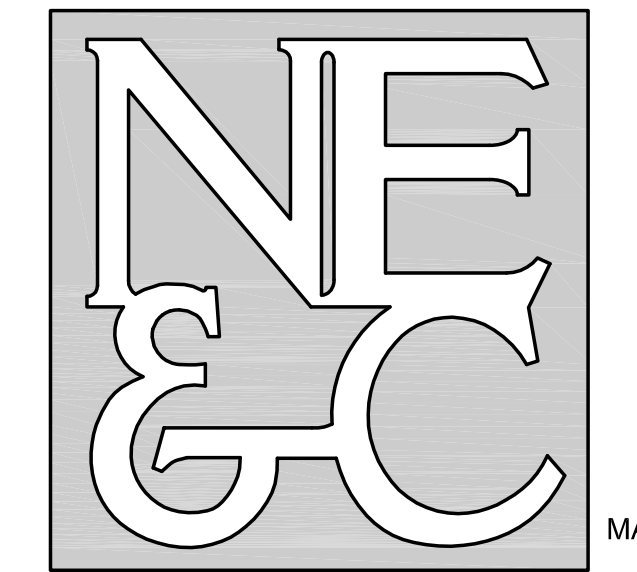
350 East Main Rd.

Middletown, RI 02842

(401) 849-4027

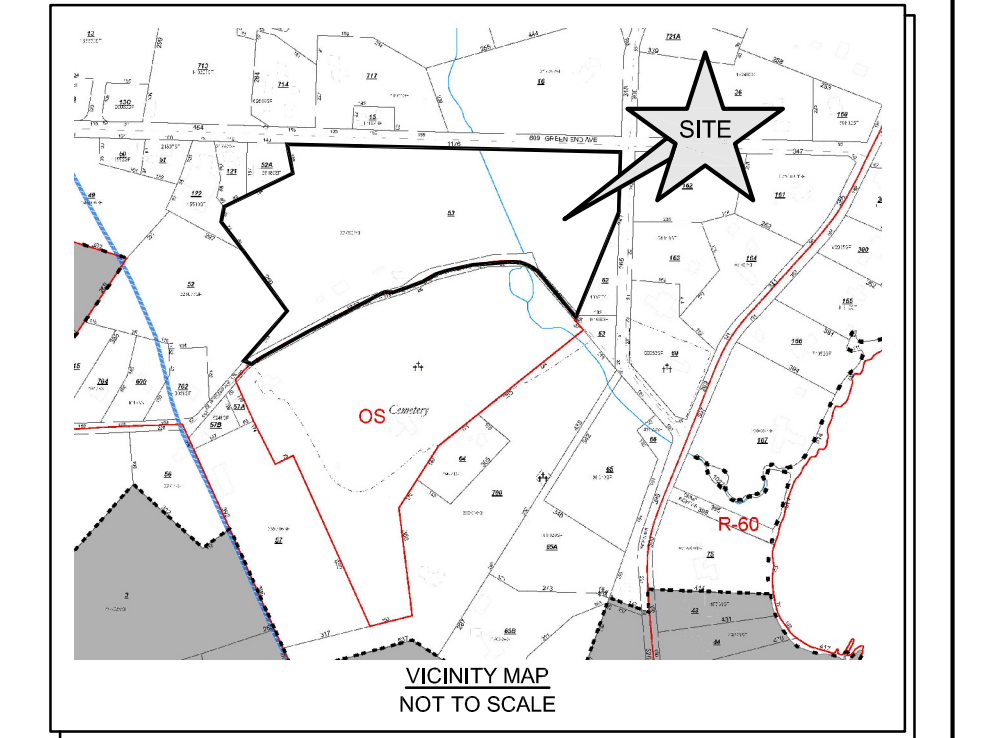
rwolanski@middletownri.com



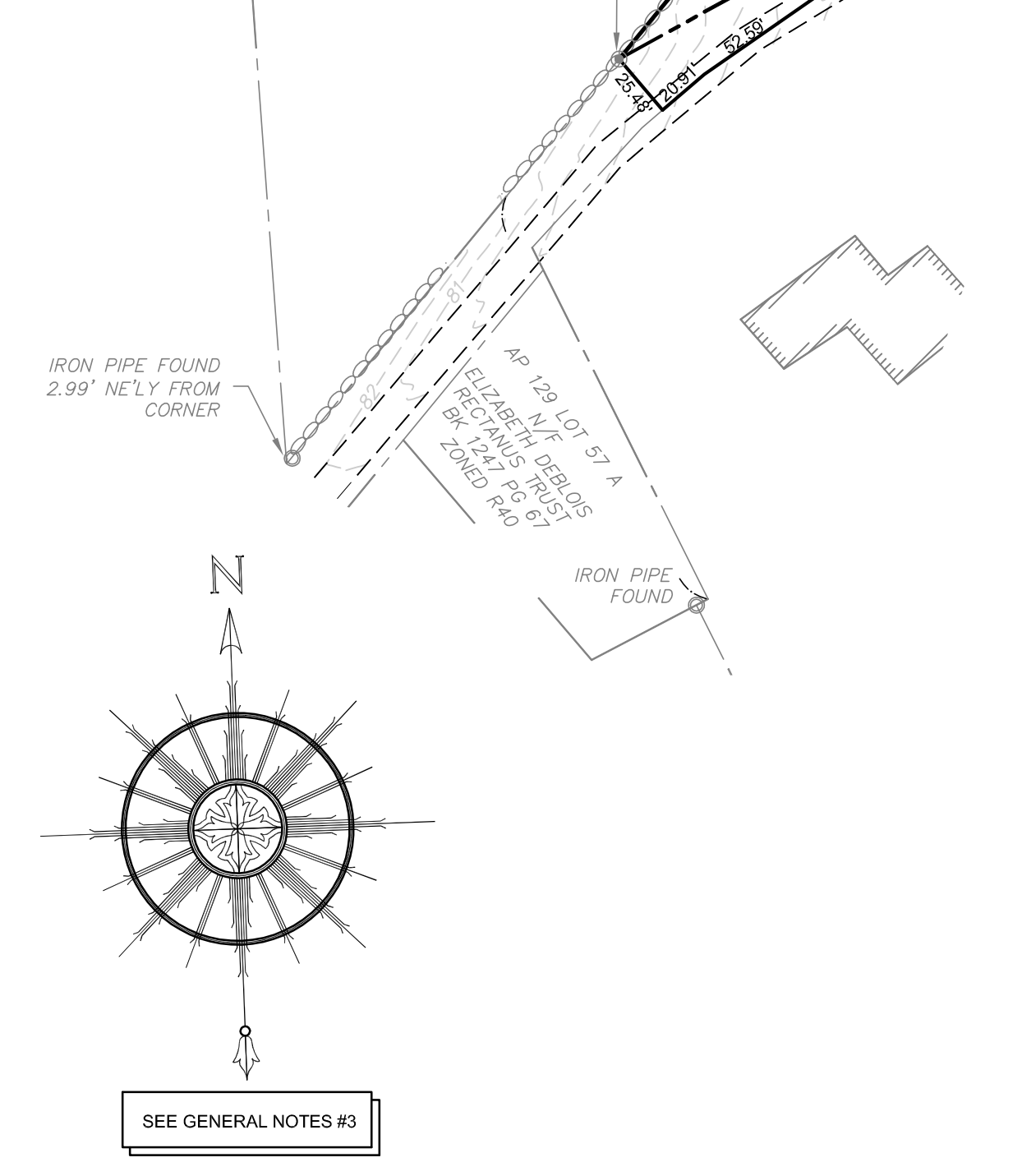
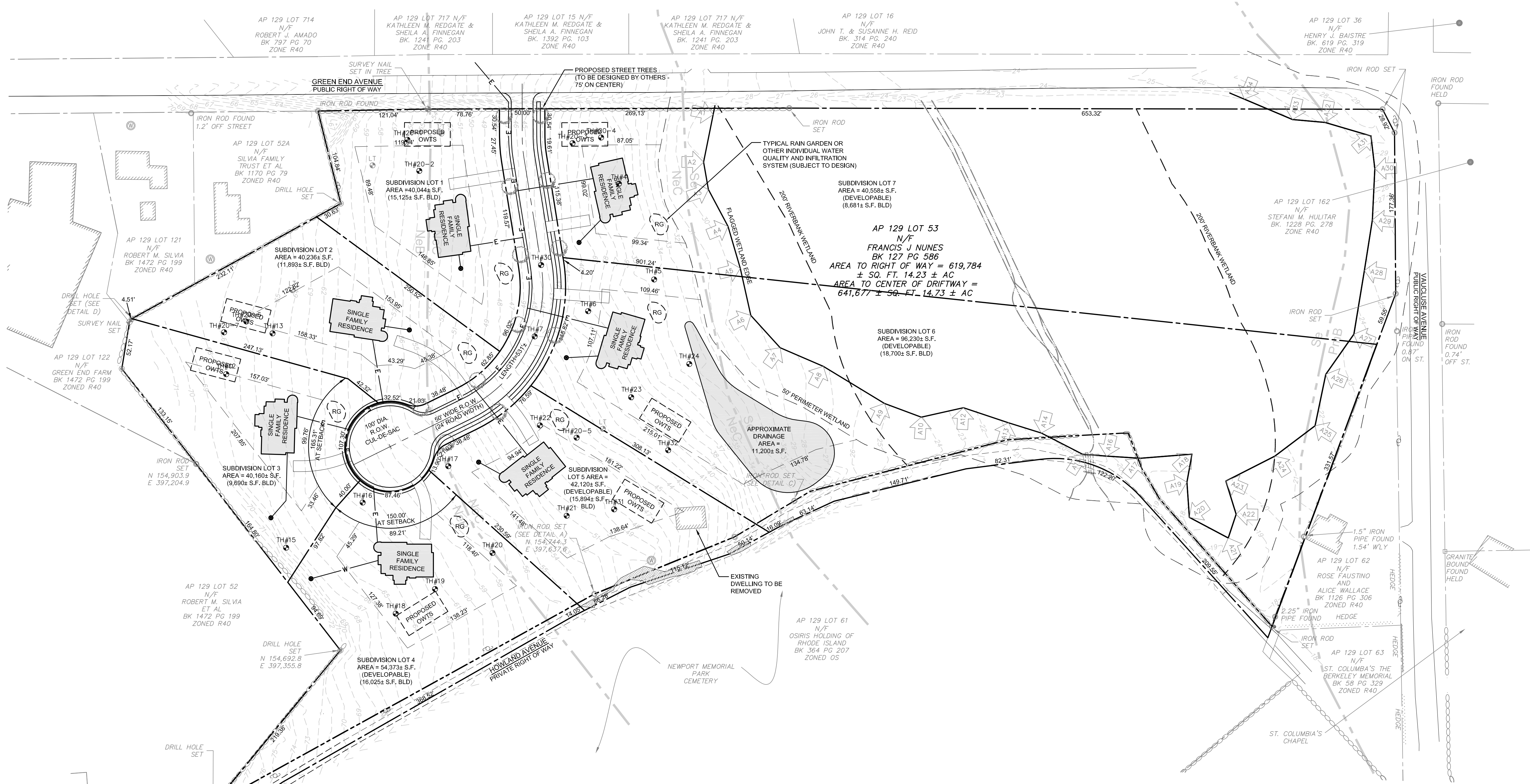


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VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
- VERTICAL DATUM NAVD88, ESTABLISHED BY GNSS RTK OBSERVATION.
- NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
- GROUNDWATER CLASSIFICATION IS "GA".
- APPROXIMATE STREAM LOCATION DIGITIZED FROM RIGIS 2014 USGS DIGITAL TRUE COLOR ORTHOPHOTOGRAPH.
- WETLAND DELINEATION BY NATURAL RESOURCES SERVICES, INC. AND FIELD LOCATED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
- WHILE BASED ON A CLASS I EXISTING CONDITIONS PLAN OF SURVEY, THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
- LOCATIONS OF ABUTTING BUILDINGS SCALED FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
- SOILS INFORMATION TAKEN FROM USDA NCRS SOIL SURVEY.
- SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FEMA FIRM 44005C0113J LAST REVISED SEPTEMBER 4, 2013.
- THE PROPERTY IS ZONED R40 RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL STANDARDS FOR SINGLE FAMILY DWELLINGS (NO PUBLIC WATER OR SEWER).

	CONVENTIONAL	CONSERVATION
MINIMUM LOT AREA:	40,000 SQ. FT.	20,000 SQ. FT.
MINIMUM LOT WIDTH:	150 FT.	120 FT.
MINIMUM SETBACKS:		
FRONT LINE	40 FT.	30 FT.
SIDE LINE	30 FT.	20 FT.
REAR LINE	60 FT.	50 FT.
ACCESSORY SIDE	30 FT.	20 FT.
ACCESSORY REAR	15 FT.	15 FT.
MAXIMUM LOT COVERAGE:	15%	20%
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.

CULTURAL RESOURCE INVENTORY NOTES:

- SUBJECT PROPERTY IS NOT IDENTIFIED AS A STATE OR LOCALLY DESIGNATED HISTORIC SITE DISTRICT, CEMETERY OR LANDSCAPE. (CEMETERY IS DIRECTLY ADJACENT).
- SUBJECT PROPERTY IS NOT IDENTIFIED AS HAVING ARCHEOLOGICAL SITES.
- SUBJECT PROPERTY IS NOT ALONG A KNOWN SCENIC ROAD CORRIDOR OR SCENIC AREA.

RECREATIONAL RESOURCES INVENTORY NOTES:

- SUBJECT PROPERTY DOES NOT PROVIDE KNOWN HIKING, BIKING, AND BRIDLE TRAILS WITHIN OR ADJACENT TO SITE.
- SUBJECT PROPERTY DOES NOT PROVIDE KNOWN BOAT LAUNCHES, STREAM ACCESS POINTS, BEACHES, OR WATER TRAILS.
- SUBJECT PROPERTY DOES NOT HAVE KNOWN PLAY FIELDS, PLAYGROUNDS, OR PLAY AREAS ON OR AN ADJACENT PROPERTY.

UTILITIES & INFRASTRUCTURE NOTES:

- PUBLIC WATER IS NOT AVAILABLE.
- PUBLIC SEWER IS NOT AVAILABLE.
- GAS IS NOT AVAILABLE.
- ELECTRIC SERVICE IS AVAILABLE.
- TELEPHONE, CABLE, AND OTHER COMMUNICATION SERVICES ARE AVAILABLE.

LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- RIGHT OF WAY BOUNDARY
- TOPOGRAPHIC CONTOUR
- STONE WALL
- PROTRACTED STONE WALL (PLAN REFERENCE #1)
- X WIRE FENCE
- APPROXIMATE STREAM
- WETLANDS LINE
- 50 WETLAND BUFFER
- W WETLAND FLAG
- TH#17 TEST HOLE
- CATCH BASIN
- UTILITY POLE
- WELL
- BOUND
- IRON ROD/IRON PIPE
- DRILL HOLE
- SURVEY NAIL
- SOIL BOUNDARY LINE
- PROPOSED SUBDIVISION LINE
- PROPOSED ELECTRICAL CONDUIT
- PROPOSED WATER SERVICE
- PROPOSED PRIVATE WELL

PROPOSED RESIDENCE NOTES:

- IT IS ANTICIPATED THAT THE HOUSES TYPES WILL BE SHINGLE STYLE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.
- THE VIEWS AND CHARACTER OF HOME SITES WILL ULTIMATELY BE DETERMINED BY THE FINAL DESIGN OF THE LOTS BY THE RESPECTIVE BUYERS. TYPICAL HOME BUILDING PADS HAVE BEEN SHOWN.

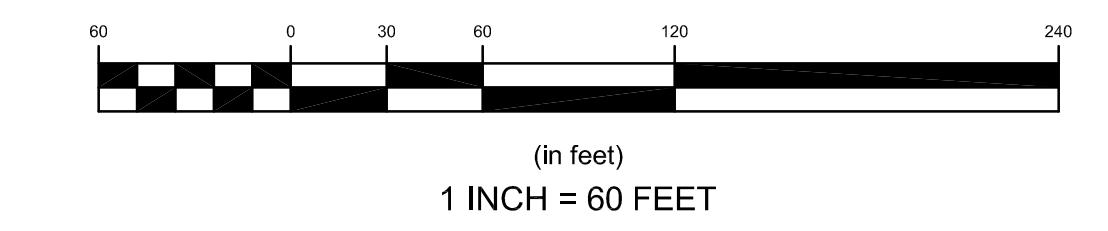
DEVELOPABLE LAND AREA

TOTAL LAND AREA (EXCLUDING HOWLAND AVE)	619,784 SF
AREA TO BE EXCLUDED	
WETLAND AREA	237,652 SF
FLOOD ZONE	0 SF
STREET R.O.W.	28,437 SF
DRAINAGE/EASEMENTS	11,200 SF
TOTAL	277,289 SF
DEVELOPABLE LAND AREA	342,495 SF

MAXIMUM YIELD

DEVELOPABLE AREA	342,495 SF
MAXIMUM NUMBER OF UNITS (CONVENTIONAL)	
342,495 / 40,000 SF	8.6 UNITS
NUMBER OF LOTS PROPOSED	7 UNITS

GRAPHIC SCALE



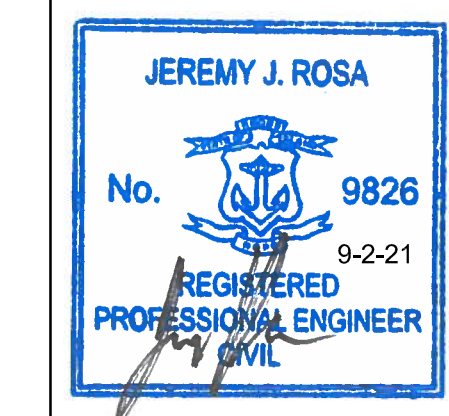
1	ADDED ADDITIONAL FEATURES	02SEP21	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	10SEP20
Scale:	1" = 60'		
Project Title:	<p>HOWLAND FARM SUBDIVISION AP 129 LOT 53 208 HOWLAND AVENUE MIDDLETOWN, RHODE ISLAND</p>		

Client/Applicant:	Owner:
HORAN BUILDING COMPANY 174 BELLEVUE AVE #204 NEWPORT, RI 02840	EST. OF FRANCIS J NUNES 36 DIMOND AVENUE BRISTOL, RI 02809

Issued for:	PERMITTING
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Drawing Title:	POTENTIAL CONVENTIONAL SUBDIVISION PLAN
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Drawing Number:	C-9
Sheet	9 of 9
Project Number:	17221.3
Survey Index:	13 - 129 - 53



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