



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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

Notice of Planning Board Recommendation

To: APPLICANT
From: Paul A. Croce, Chairman
Middletown Planning Board
Date: October 17, 2022
Re: Request of Derek Savas for Development Plan Review for a project consisting of a proposed miniature golf course with associated parking and other site improvements, and including requests for waivers from certain requirements of section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property fronting on Valley Road, Assessor's Plat 107NE, Lot 402A.

During its meeting of October 12, 2022, the Planning Board considered the above referenced application. At the conclusion of the public hearing, the Board voted 6-0-0 to forward a positive recommendation on the application as presented, to the Zoning Board of Review. The plans subject to this review and recommendation include the following:

- Site plans prepared by Northeast Engineers & Consultants, Inc., dated August 9, 2022; and Harris Miniature Golf, dated 8/31/2021
- Building elevations by: Herk Works Architecture, dated 8/17/2022
- Landscaping plan by Traverse Landscape Architects, dated 8/08/2022.

The positive recommendation is subject to the following conditions of approval:

1. Ongoing inspections and maintenance of the stormwater management system shall be conducted in accordance with the approved operations & maintenance plan. A stormwater facilities maintenance easement, subject to the approval of the Town Solicitor, shall be recorded which will obligate the owner to properly maintain the stormwater system, and provide for, but not obligate the Town to access the easement area to perform necessary maintenance at the owner's expense, should the owner fail to do so.
2. Due to the proposed water features, a minimum 4-foot-tall fence with gated access surrounding the golf course is required. Prior to permitting, the detail drawings for the fence must be provided for review and approval by the Building Inspector.
3. A sewer manhole must be installed at the connection point with the private sewer main located on abutting property. A sewer maintenance agreement between the two property owners is required, subject to the approval of the Director of Public Works.
4. Prior to permitting, the lighting plan for the golf course shall be revised to demonstrate compliance with the requirements of Zoning Ordinance Article 27B – Outdoor Lighting.

5. Prior to permitting, the stormwater management plan shall be revised to add riprap between the paved waterway (called out as "bituminous spill off") and the bottom of sediment forebay, and to correct the notation regarding the elevation of the berm between the detention pond and Valley Rd.
6. Prior to permitting, the stormwater management plan shall be revised to include an impervious core as part of the berm detail, subject to the approval of the Town Engineer.
7. Prior to permitting, the applicant shall investigate revising the stormwater management plan to demonstrate the ability of the proposed stormwater swale to convey runoff from the 100-year storm through the site. Any plan revisions are subject to review and approval of the Town Engineer.
8. Prior to permitting, the applicant shall revise the stormwater management plan and/or the operations and maintenance plan to demonstrate compliance with stormwater recharge and treatment requirements, subject to the approval of the Town Engineer.
9. Prior to permitting, the applicant shall demonstrate that the proposed detention pond will not retain in excess of 24 inches of water depth for more than 24-hours, subject to the approval of the Town Engineer.
10. Prior to permitting, comments from the Tree Commission contained in their correspondence to the Planning Board on September 30, 2022 shall be addressed.
11. Prior to permitting, the landscape plan shall be revised to include a compact row of arborvitae vegetative screening (minimum of 6 feet tall at planting) along the northeast boundary of the proposed project area.
12. Prior to permitting, the development impact statement shall be revised to include proposed amount of water to fill and maintain the proposed water features that are included in the miniature golf course design.
13. As agreed to during the Planning Board hearing, the orientation of the proposed building will be revised so that the front of the building will face Valley Rd. in order that the requirements that windows make up 20% – 60% of each façade visible from the public street will be satisfied.
14. Prior to permitting, the applicant must provide the calculation demonstrating compliance with the requirement that 25% or more of the project area consists of landscaped area.
15. Prior to permitting, the landscape plan must be revised to ensure that the number of parking lot trees, and spacing and number of street trees meets the requirements of Section 521 of the subdivision and land development regulations.

Findings made:

1. The granting of approval will not result in conditions inimical to the public health, safety and welfare;
2. The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
3. The plans for such project comply with all the requirements of this chapter and the Regulations, or that necessary waivers from the requirements of the Regulations have been granted;
4. The plans for such project are consistent with the Comprehensive Plan; and

5. Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval or recommendation.



Paul A. Croce, Chairman
Middletown Planning Board

cc. Town Clerk
Building/Zoning Official

RECORDED: Oct 18, 2022 02:11P
DOC #: 00002322
RECEIPT #: 65364
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI