



Town of Middletown
Planning Department

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

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: June 1, 2021

Re: Request of Peter Gallipeau, developer of the Saltwood Farm subdivision, Bailey Ave.,
Plat 126, Lot 4, for extension of the time to record the approved plans for phases 3 & 4 to
January 31, 2022

The developer of the above referenced subdivision is requesting that the Planning Board approve an additional extension of the time period for recording of the final plan for phases 3 & 4 to January 31, 2022. Please see the attached phasing plan. The previously granted extension expires on July 31, 2021.

In accordance with the requirements of Sections 407.E.5 & 907 of the Middletown Rules and Regulation Regarding the Subdivision and Development of Land, the developer has two options for recording an approved subdivision: complete all required work prior to recording within the required timeframe, or post performance security, such as bond, which allows for the plan to be recorded prior to completion of the work. Phases 1 & 2 of the subdivision have been recorded and security posted.

Please contact me with any questions regarding this matter.

cc. Town Engineer
DPW Director
Finance Director

**Saltwood Farm Development LLC
P.O. Box 4286
Middletown, Rhode Island 02842**

May 3, 2021

Mr. Ronald M. Wolanski, Director of Planning and Economic Development
Town Hall
350 Main Street
Middletown, Rhode Island 02842

RE: Saltwood Farm Phase 2 bond reduction

Dear Ron:

I respectfully request that the Planning Board re-determine the appropriate performance guarantee for Phase 2. The maximum allowable reduction in the bond would be 80%, or \$207,435 (from \$259,293.75 to \$51,858.75).

A computation of the estimated cost to complete the required improvements has been furnished to the Town Engineer, Warren Hall for his review.

Additionally, I respectfully request a further extension of the time until January 31, 2022 within which to record the plats for Phases 3 and 4.

Please contact me if you have any questions.

Very truly yours,



Peter Gallipeau, Manager