



**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 4, 2023

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 subdivision phase 3.

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The developer of the above referenced subdivision, which was approved in July 2014, is requesting that the Planning Board approve an additional 6-month extension of the time period for recording of the final plan for subdivision phase 3 to July 31, 2023. Please see the attached phasing plan. The previously granted extension expires on January 31, 2023.

The developer is also considering requesting that the Planning Board set the amount of performance security for the remaining work required for phase 3. In order to do this, the developer's cost estimates must be provided to the Town Engineer for review and recommendation. As of this date this has not been completed.

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 a bond, which allows for the plan to be recorded prior to completion of the work. Phases 1, 2 & 4 of the subdivision have been recorded.

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**

**Scanned image sent via email**

December 27, 2022

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

RE: Saltwood Farm residential development

Dear Ron:

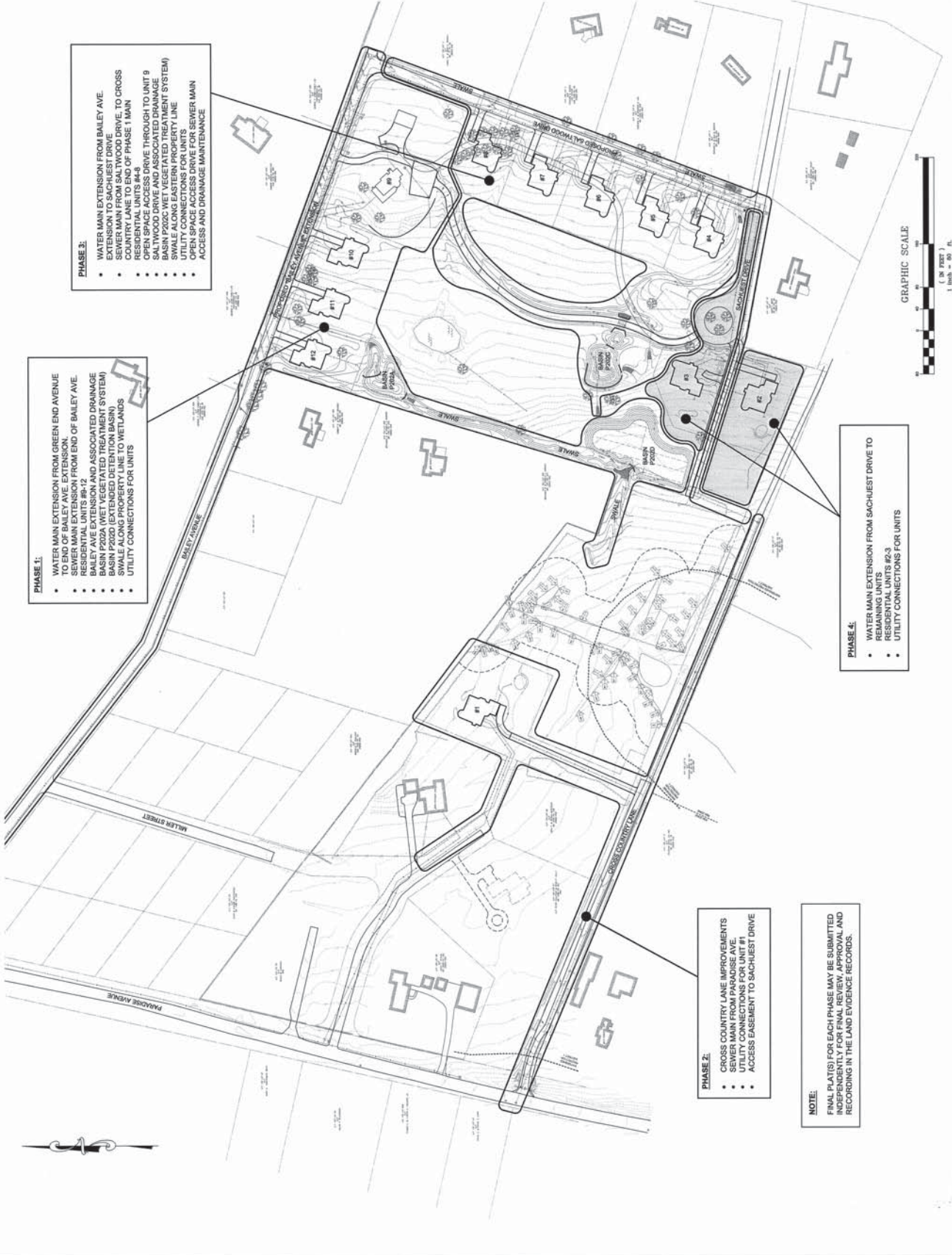
I respectfully request that the Planning Board determine the appropriate performance guarantee for Phase 3, the final phase of the Saltwood Farm residential subdivision, and grant a six month extension of time until July 31, 2023 to record the Phase 3 plat.

Please contact me if you have any questions.

Very truly yours,



Peter Gallipeau, Manager



**PHASE 1:**

- WATER MAIN EXTENSION FROM GREEN END AVENUE TO END OF BAILEY AVE. EXTENSION.
- SEWER MAIN EXTENSION FROM END OF BAILEY AVE. TO END OF GREEN END AVENUE.
- BAILEY AVE EXTENSION AND ASSOCIATED DRAINAGE BASIN P2020A (WET VEGETATED TREATMENT SYSTEM)
- BASIN P2020 (EXTENDED DETENTION BASIN)
- SWALE ALONG PROPERTY LINE TO WETLANDS
- UTILITY CONNECTIONS FOR UNITS

**PHASE 3:**

- WATER MAIN EXTENSION FROM BAILEY AVE. EXTENSION TO SACHUEST DRIVE
- SACHUEST DRIVE TO END OF PHASE 1 MAIN COUNTRY LANE TO END OF PHASE 1 MAIN RESIDENTIAL UNITS #4-9
- OPEN SPACE ACCESS DRIVE THROUGH TO UNIT 9
- SALTWOOD DRIVE AND ASSOCIATED DRAINAGE BASIN P2020B (WET VEGETATED TREATMENT SYSTEM)
- SWALE ALONG EASTERN PROPERTY LINE
- UTILITY CONNECTIONS FOR UNITS
- OPEN SPACE ACCESS DRIVE FOR SEWER MAIN ACCESS AND DRAINAGE MAINTENANCE

**PHASE 2:**

- CROSS COUNTRY LANE IMPROVEMENTS
- SEWER MAIN FROM PARADISE AVE. TO CROSS COUNTRY LANE
- ACCESS EASEMENT TO SACHUEST DRIVE

**PHASE 4:**

- WATER MAIN EXTENSION FROM SACHUEST DRIVE TO REMAINING UNITS
- RESIDENTIAL UNITS #2-3
- UTILITY CONNECTIONS FOR UNITS

**NOTE:**  
FINAL PLAT(S) FOR EACH PHASE MAY BE SUBMITTED INDEPENDENTLY FOR FINAL REVIEW, APPROVAL AND RECORDING IN THE LAND EVIDENCE RECORDS.

SHEET REVISIONS		DATE	BY
2	SHEET REVISIONS	03/24/20	JLR
1	SHEET REVISIONS	02/20/20	JLR

Drawn by: JLR, Checked by: JLR, Date: REV. APR 2013  
Scale: 1"=80'

**SALTWOOD FARM**  
A.P. 126 LOT 4  
SACHUEST DRIVE, BAILEY AVENUE  
AND CROSS COUNTRY LANE  
MIDDLETOWN, RI 02842

Client/Owner: PETER GALLIPEAU  
P.O. BOX 4296  
MIDDLETOWN RI

Issued for: PERMITTING

Drawing Title: **CONSTRUCTION PHASING PLAN**

Sheet: 32 of 36  
Project Number: 06088.0  
Drawing Number: 13-126-218

Professional Engineer: J. E. SMALL  
No. 0500  
Date of Expiration: 06/30/20  
Professional Employer: CIVIL

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