



To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: June 7, 2023

Re: **Public Hearing** - Application of Newport County YMCA for Development Plan Review for the renovation and 4,900+/- sq. ft. expansion of existing daycare facility, including parking, circulation, landscaping, and associated site work, and including requests for waivers from certain provisions of the commercial development design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located at 792 Valley Rd., Tax Assessor's Plat 115, Lot 1.

The applicant is proposing a 4,900+/- sq. ft. expansion of an existing daycare facility with parking, circulation, landscaping, and associated site work at 792 Valley Road, located the Office Business, Traffic Sensitive (OBA) zoning district adjacent to the Aquidneck Corporate Park. Site plans, building elevations, development impact statements and other documents are attached for your review. These documents can also be viewed online at:

<https://middletownri.com/504/Planning-Board-Meeting-Packets>

Request for comments and plans were provided to the DPW director, Town Engineer, Building Official, Fire Department, Roads & Utilities Committee, and Tree Commission. Email communication from the tree commission is attached.

Since this application requires the granting of a Special Use Permit by the Zoning Board of Review to expand the footprint of a building which exceeds the maximum 35,000 sq. ft. footprint limit, the Planning Board review will result in a recommendation to the Zoning Board of Review.

TRC Review:

The Technical Review Committee (TRC) reviewed the application during its meeting on May 24th. Site design, utilities, stormwater management, and other aspects of the plan were discussed. Following its review, the committee voted unanimously to forward a positive recommendation to the Planning Board subject to the following recommended conditions of approval.

Recommended conditions of approval:

1. Prior to permitting, the applicant shall investigate the relocation of the loading zone and/or redesign of the parking lot island at the daycare entrance in order to ensure proper access for emergency vehicles, subject to the approval of the Fire Chief.
2. Prior to permitting, the plans shall be updated to include the location of the proposed exterior trash receptacles.

3. Prior to permitting, the applicant shall provide a revised landscape plan, which shall address any concerns provided by the Middletown Tree Commission.
4. Prior to permitting, the applicant shall address Crossman Engineering's comments (those attached, or resulting from subsequent review) on the stormwater management plan and provide revised plans as necessary, subject to the approval of the Town Engineer.

Requested waivers:

Based on the latest plan set it appears that the applicant will require the following waivers from the commercial development design standards of section 521 of the subdivision and land development regulations, or must provide confirmation that the project is in compliance. Per section 908 of the Regulations the *“Planning Board shall have the power to grant such waivers and/or modifications from the requirements for land development and subdivision approval, as may be reasonable, and within the general purposes and intents of the provisions for local regulations. The only grounds for such waivers and/or modifications shall be where the literal enforcement of one (1) or more provisions of the regulations is impracticable and will exact undue hardship, because of the peculiar conditions pertaining to the land in question, or where such waiver and/or modification is in the best interest of good planning practice and/or design, as evidenced by consistency with the municipality's comprehensive plan and Zoning Ordinance.”*

1. **Section 521.2.B.1** – Windows occupy between 20% and 60% of the façade visible from the public way. **A combination of windows and doors make up 21.6% of the street facing façade.**
2. **Section 521.2.B.2** – Where consistent with overall building design, windows are of true or simulated divided light design. **Proposed windows are not divided light design.**
3. **Section 521.2.C** – Building exteriors and roofs shall be constructed of, or resemble, traditional materials such as wooden clapboards, shingles, patterned shingles, brick, or stone. **Building exteriors using cement-fiber or composite shiplap siding, metal roof, and other synthetic materials are proposed.**
4. **Section 521.3.D.3** – A landscaped buffer at least 10' wide shall be provided between buildings and parking lots/driveways. The buffer shall defined by curbing, and may include sidewalks, but must include a minimum 5' planting strip. **Proposed design does not meet requirements.**
5. **Section 521.3.F.2** – Parking lot trees: a minimum of one tree for every 5 parking spaces is required. **The proposed number of trees does not meet this requirement.**

Required findings:

In accordance with section 309 of the Middletown Zoning Ordinance, prior to granting any development plan review approval, or issuing a recommendation in favor of approval to the Zoning Board of Review, the Planning Board shall find that:

- (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.

Cc: Applicant

From: [Karen Day](#)
To: rmsilva@silvalawgroup.com; mikem@newportymca.org; [Mike Russell \(mrussell@sde-ldec.com\)](mailto:mike.russell@sde-ldec.com); [Ronald Wolanski](#); [Pam Rogers](#); [Paul Croce](#)
Cc: [Karen Day](#); [Bill Di Marco](#); [Bob Johnson](#); [Alan Kirby](#); [Karen Barbera](#); [BJ Northup-Owen](#); [Chuck DiTucci](#); [Robert A. Hanley](#)
Subject: Re: YMCA landscape plan
Date: Thursday, May 25, 2023 7:27:01 PM
Attachments: [image001.png](#)

Ron and Paul,

The Tree Commission met with the representatives from the YMCA and reviewed the landscape plan for the area around the expanded childcare facility. The plans were reviewed and the removal of 2 trees were discussed. These trees will be replaced with 2 acer rubrums. One of the trees located in the center island currently is not thriving in that location as vehicles are parked on the island. The island will be removed to provide for a new entrance and parking arrangement and the replacement tree will be in a slightly different location but nearby. A second tree will also be removed in the corner of the parking lot but it also will be replaced with another tree nearby. The Tree Commission has no concerns about this plan.

Karen Day

On Wednesday, May 24, 2023, 10:51:45 AM EDT, Ronald Wolanski <rwolanski@middletownri.com> wrote:

All,

Following this morning's TRC meeting we reviewed the submitted landscape plan for the daycare addition. It is dated April 7th. We also have a plan dated March 28th, which was the one previously reviewed by the Planning Board and Tree Commission and approved by the PB last month (minus the chainlink fence). Both plans are attached. Neither plan reflects the proposed changes to the driveway and parking area for the daycare shown on the engineer's site plan. We'll need to get a proposed landscape plan that reflects these changes.

Thanks.

Ron Wolanski, AICP

Town Planner

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From: [Steven Cabral](#)
To: ["Mike Russell"; Ronald Wolanski](#)
Cc: [Anita Guo](#)
Subject: RE: 792 Valley Road
Date: Tuesday, May 23, 2023 3:34:20 PM
Attachments: [image001.png](#)

Hello Mike, If you are open, we can talk around 4 today. You can call my cell at 401-556-4699. My thought is that we will need to see the additional material to back-up the report and may not resolve the questions via a phone call. I also had an engineer list any other observations. There initial findings are below but please note that we are informally sharing the observations to save time (since tomorrow is the trc) and so that we can talk them through after we receive the new information.

- Middletown 153.21(A) requires the analysis of the 2-, 10-, 25-, and 100-year frequency storm events. Only the 1.2", 10-year, and 100-year storms were modeled in the drainage report.
- Post-development watershed map shows Subcatchment pS26 draining to pCB8 in grass/landscaped island to the right of the proposed loading area. The Grading & Drainage Plan depicts what appears to be curb around the island without any curb openings, paved waterways, riprap, etc. It's unclear how the impervious area in Subcatchment pS26 will drain to this catchbasin and ponding area.
- The watershed boundary line between eS9 and eS10 changes from existing to proposed conditions (pS9 and pS10) in upstream areas unchanged from existing to proposed conditions. It's also unclear how and where pS10 and pRF6 drain to when reviewing the Post-development Watershed Map and Grading & Drainage Plan. Please clarify and/or make applicable revisions to the watershed maps and analysis.
- Similarly, to the above comment, the existing watershed boundary of eS21 depicts the entire roof of the existing pavilion (upstream of proposed addition) and upstream ground surface area draining to the southerly side of the pavilion. The proposed watershed boundaries of pS21 and pS22 show the majority of the roof and upstream ground surface areas draining in a different direction when compared to the Pre-development Watershed Map. Watershed boundaries should not be changing from existing to proposed conditions where there is no proposed work shown.
- The proposed grading and drainage improvements for the site appear to only impact runoff conditions to Pre-Swale 4 and Pre-Swale 5, the two swale segments immediately left and right of the driveway. However, the stormwater runoff calculations show differing inflow and outflows from Pre-Swale 3, the next northerly existing swale upstream of Pre-Swale 4, during the 10-year and 100-year storm events from existing to proposed conditions. Please clarify.
- The underground infiltration system callout on the Grading & Drainage Plan identifies an 8" outlet at elev. 24.88. The construction detail and HydroCAD lists a 10" outlet at elev. 24.71 for the underground infiltration system.
- In the location of the proposed sand filter basin is an existing crushed stone drainage basin. In the HydroCAD calculations, the designer models no exfiltration credit in the existing stormwater basin, but takes credit for 2.41 in/hr exfiltration in the proposed sand filter. Unless there is an impermeable liner beneath the existing basin, exfiltration should be included in the modelling of the existing basin.
- Node pCB7 is modeled with a 12" outlet, but without a detail of the 18" diameter nyoplast grate proposed, it is unclear if the grate or pipe open area will be the restrictive device to determine whether or not that structure can convey computed peak inflows. The concern is that the grate open area (capacity) will be less than the pipe's, and runoff will overtop the 1 ft depression area the structure is located in.
- The top of sand filter basin berm is elev. 22.5, and the 100-year peak ponding elevation is 22.41. Only 0.09 ft of freeboard is provided.
- Similar to the above comment, the 100-year peak ponding elevation in the sediment forebay is 22.47. The spot grades along the top of forebay are 22.4 and 22.5. The spot grades indicate runoff would overtop the left (north) top embankment of the forebay during the 100-year storm.
- The underground infiltration system outlet pipe is depicted running beneath the existing shed, but there is no callout on the plans for whether or not the shed is to be removed and relocated or disposed.
- Proposed walkway area drains are connected to roof drain header which drains to the proposed underground infiltration system without pretreatment. Request walkway area drain detail with sump sized to meet required pretreatment volume for impervious ground surface catchment area
- Parking space grades around 10%, which is double the typical maximum design slope grade for parking spaces. (We do see the site constraints)
- Paved waterway with riprap splash pad at entrance to sediment forebay rather than what appears to be riprap on the slope from parking lot corner to forebay
- The 6" inlet listed on the DMH-5 structure data was not evident on the Grading & Drainage Plan.
- Landscape Plan does not show proposed conditions layout

From: Mike Russell <mrussell@sde-ldec.com>
Sent: Tuesday, May 23, 2023 11:22 AM
To: Steven Cabral <steven.cabral@crossmaneng.com>; 'Ronald Wolanski' <rwolanski@middletownri.com>
Cc: 'Anita Guo' <aguo@middletownri.com>; 'Chris Cabral' <chris.cabral@crossmaneng.com>
Subject: RE: 792 Valley Road

Thanks Steve.

Do you want to discuss today or tomorrow?.....this sounds like an off-line discussion to the TRC in any case

Sent from my Galaxy

----- Original message -----

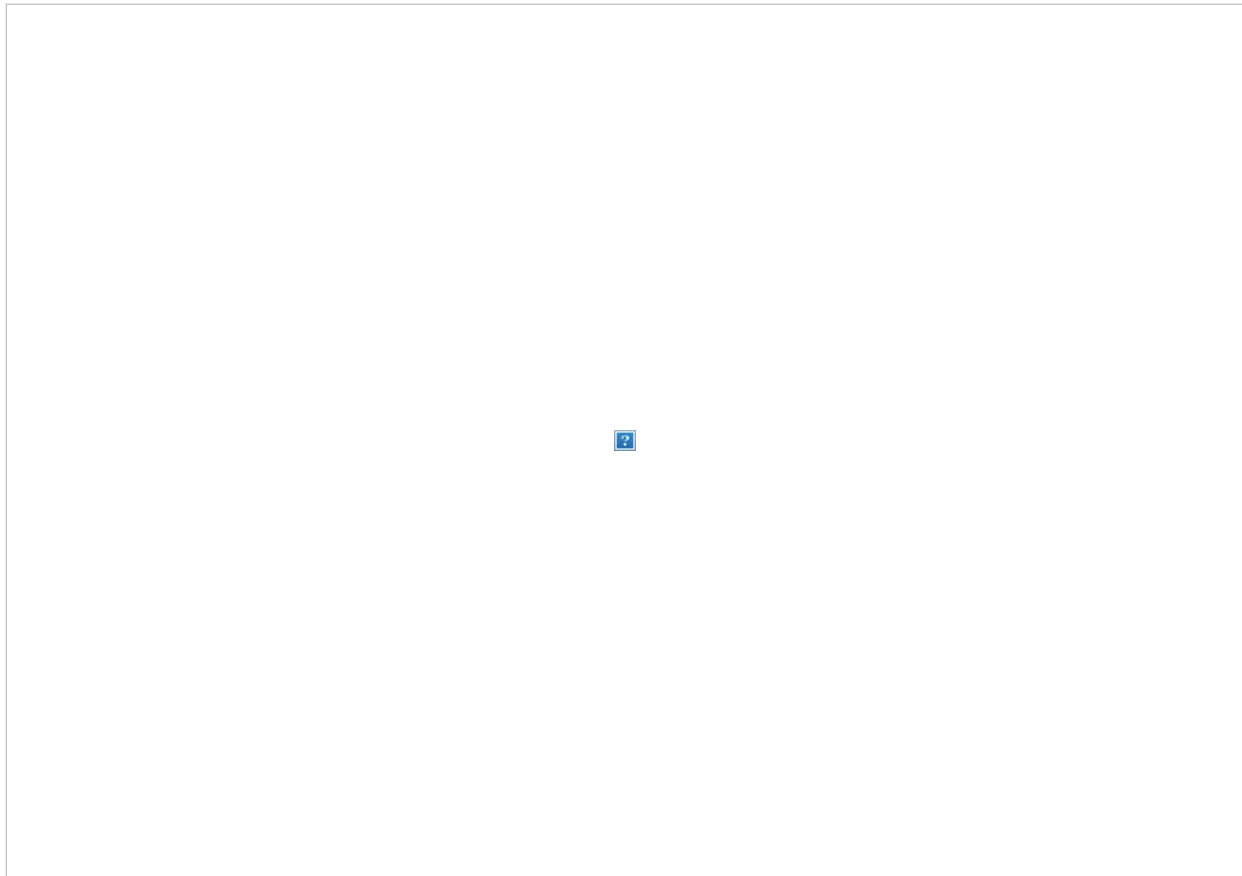
From: Steven Cabral <steven.cabral@crossmaneng.com>
Date: 5/23/23 10:27 AM (GMT-05:00)
To: Mike Russell <mrussell@sde-ldec.com>, 'Ronald Wolanski' <rwolanski@middletownri.com>

Cc: 'Anita Guo' <aguo@middletownri.com>, 'Chris Cabral' <chris.cabral@crossmaneng.com>
Subject: 792 Valley Road

Good Morning Mike,

In advance of tomorrow's TRC meeting, we were reviewing the stormwater analysis and as you know, the report is rather extensive with numerous catchment areas and nodes (image below). We were comparing the Site Plans, which included the Existing Conditions Survey, to the Drainage Report and were finding that the Plans (Existing Conditions Survey) was not matching the nodes and piping in the drainage report. Once we noticed the extent of discrepancies, we realized that construction must have occurred which made the Existing Conditions Survey to be irrelevant for our review. Also, in the Report there are segments of the system which identify stone trenches and underdrains but the plans don't give us any info on those. At the moment we are at a standstill. A few other thoughts:

- The O&M should be wrapped into one all inclusive O&M for the parcel.
- Runoff draining down the access road and not designed to enter the new BMPs should be diverted into the channel instead of into the road gutter.
- Underdrains which capture groundwater should not discharge into the infiltration system. The data suggests that this may be occurring but it was not clear.
- The parking area slope of approx. 10% is more than we would normally recommend but we see that the site constraints governed your design. Are any reasonable options available to reduce the slope of the parking area?
- Did you overlay the Town's fire truck onto the turn-around?
- Are there records to show that the existing BMPs on site have been maintained in accordance with any past O&M Manuals?



Steven M. Cabral, Ph.D., P.E.

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