



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: June 26, 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 to January 31, 2024.

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 January 31, 2024. Please see the attached request and the subdivision phasing plan. The previously granted extension expires on July 31, 2023.

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, which has been extended several times, or post performance security, such as a bond, which allows for the plan to be recorded prior to completion of the work. Security is then released once work is satisfactorily completed. Phases 1, 2 & 4 of the subdivision have been recorded. Work required as part of Phase 3 has yet to be completed. Some of the work done was found to not be in accordance with the approved plans, including construction of a drainage swale along the easterly property line which is not in accordance with the plans and has impacted an abutting property. The Town Engineer and DPW director have been working to get that issue resolved.

Given the length of time this project has been under construction, and the multiple extensions granted, the Board should discuss with the developer his plan for completing all required work, including correcting the drainage swale. If the Board chooses to not grant the additional extension, the approval for Phase 3 would expire. If that occurs, the developer would have the ability to submit a new application to subdivide the property if he chooses.

Please contact me with any questions regarding this matter.

cc. Town Engineer
DPW Director
Town Solicitor

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

Scanned image sent via email

June 23, 2023

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

RE: Saltwood Farm residential development Phase 3

Dear Ron:

I respectfully request that the Planning Board grant a further six month extension of time until January 31, 2024 to record the final plat for the Saltwood Farm development (Phase 3).

Please contact me if you have any questions.

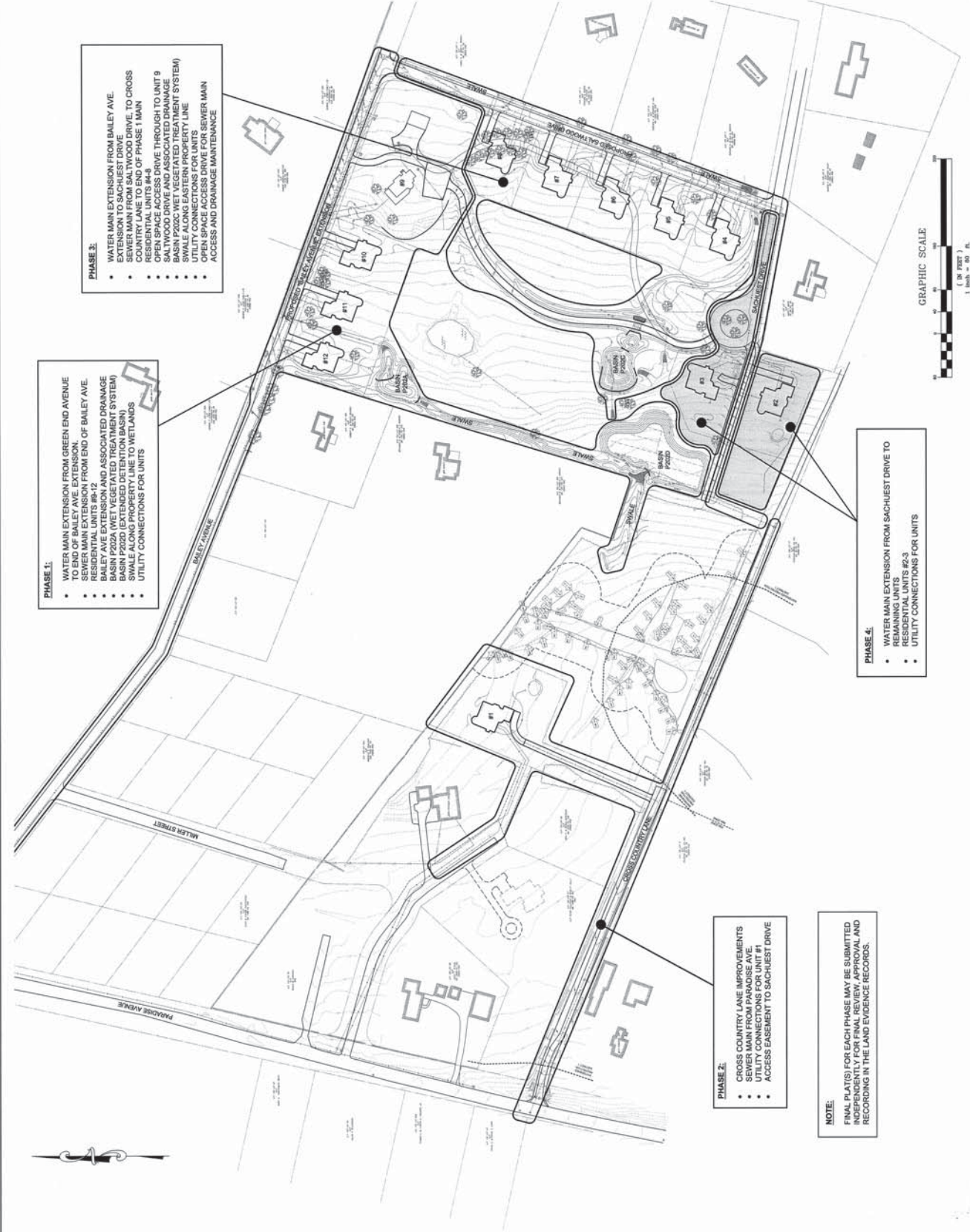
Very truly yours,

A handwritten signature in cursive script, appearing to read "Peter Gallipeau", with a long horizontal flourish extending to the right.

Peter Gallipeau, Manager



2	SHEET REFINISHED	TULSAVA
1	SHEET REFINISHED	LOTTED
Drawn by: JLR Date: 1-1-07 Checked by: JLR Date: 1-1-07 Scale: 1"=80' Date: REV. APR 2013 Project Title:		
SALTWOOD FARM A.P. 126 LOT 4 SACHEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE MIDDLETOWN, RI 02842		
Client/Owner: PETER GALLIPEAU P.O. BOX 4286 MIDDLETOWN RI		
Worked for: PERMITTING		
Drawing Title: CONSTRUCTION PHASING PLAN		
Drawing Number: CP-1		
Sheet 32 of 36		
Project Number: 06088.0		
Survey Index: 13 - 126 - 218		
No. 1550 EXPIRES 12/31/2014 PROFESSIONAL NUMBER CIVIL		
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PHASE 1:

- WATER MAIN EXTENSION FROM GREEN END AVENUE TO END OF BAILEY AVE. EXTENSION.
- SEWER MAIN EXTENSION FROM END OF BAILEY AVE. TO SACHEST DRIVE.
- BAILEY AVE EXTENSION AND ASSOCIATED DRAINAGE BASIN P202A (WET VEGETATED TREATMENT SYSTEM)
- BASIN P202D (EXTENDED DETENTION BASIN)
- SWALE ALONG PROPERTY LINE TO WETLANDS
- UTILITY CONNECTIONS FOR UNITS

PHASE 3:

- WATER MAIN EXTENSION FROM BAILEY AVE. EXTENSION TO SACHEST DRIVE
- SACHEST 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 P202E (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 SACHEST DRIVE

PHASE 4:

- WATER MAIN EXTENSION FROM SACHEST 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.