



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: November 1, 2023

Re: Request of Peter Gallipeau to set the performance security amount for **Phase 3** of the Saltwood Farm subdivision, located off Bailey Ave. and Sachuest Drive, Plat 126, Lot 4, in accordance with Section 702 of the Middletown Rules and Regulation Regarding the Subdivision and Development of Land.

The developer of the above referenced subdivision is requesting that the Planning Board set the amount of the performance security needed to ensure completion of the remainder of work for phase 3 of the subdivision. The subdivision was approved by the board in July 2014, and includes 12 total lots. Phase 3 involves five lots, the new road (Saltwood Drive), and drainage improvements. Please see the attached phasing plan.

In accordance with the requirements of Section 702 of the Middletown Rules and Regulation Regarding the Subdivision and Development of Land, the developer has submitted cost estimates for completion of the remaining infrastructure work to the Town Engineer for review. The Town Engineer must then provide a recommendation to the Planning Board regarding the amount of the security/bond. Per the regulations, the Planning Board considers this recommendation in setting the amount of the performance security. The security must equal 125% of the approved cost estimate. Once the amount is set, and security is posted in a form acceptable to the town's finance director, the developer will be able to record the approved plans for phase 3.

As of this date I have not received a recommendation from the Town Engineer regarding the cost estimate to complete remaining work. As such, I recommend that the Board continue this matter for future consideration.

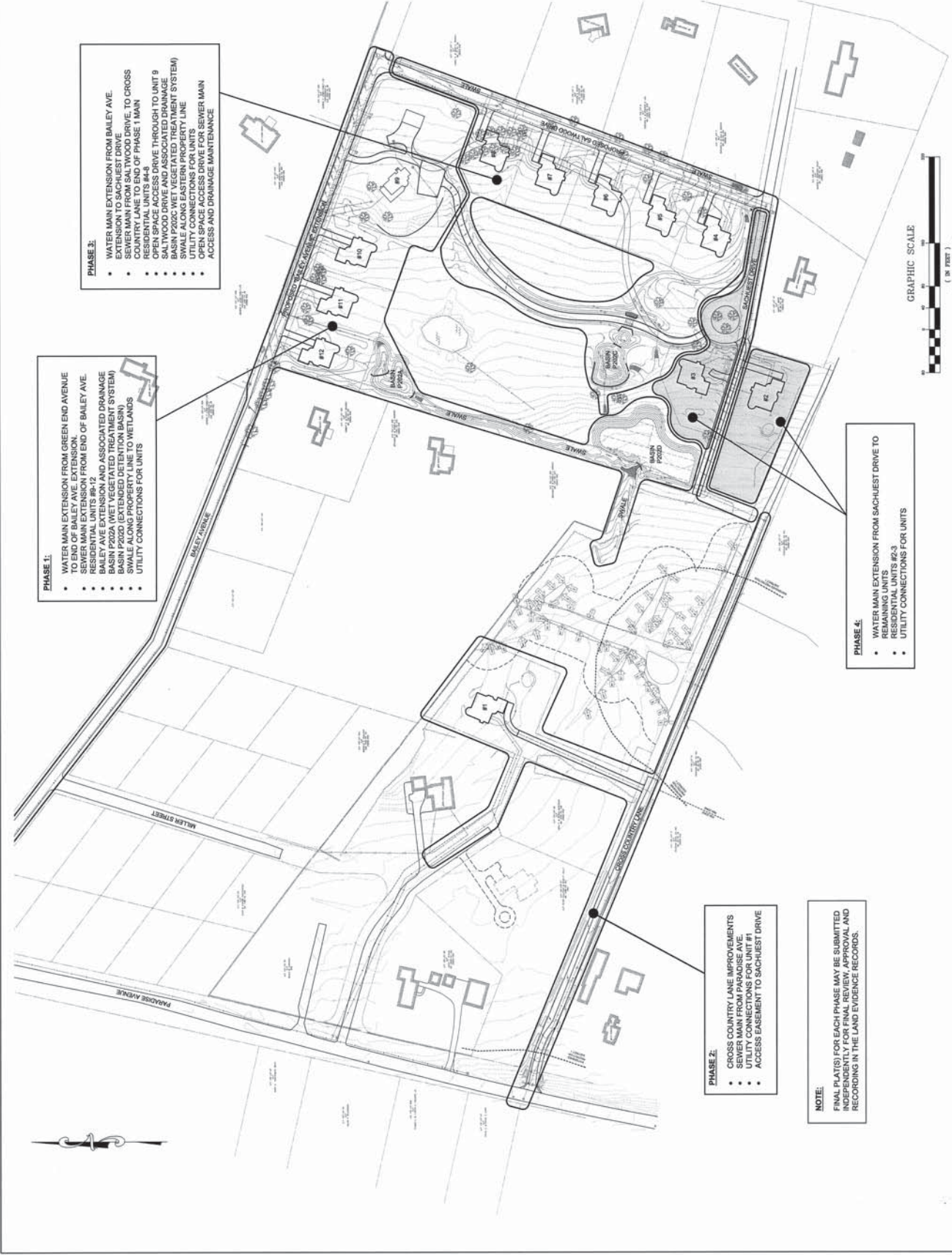
Please contact me with any questions regarding this matter.

cc. Town Engineer
DPW Director
Finance Director



- PHASE 3:**
- WATER MAIN EXTENSION FROM BAILEY AVE.
 - EXTENSION TO SACHUEST DRIVE TO CROSS 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 (SEWER MAIN AND DRAINAGE SYSTEM)
 - SWALE ALONG EASTERN PROPERTY LINE
 - UTILITY CONNECTIONS FOR UNITS
 - OPEN SPACE ACCESS DRIVE FOR SEWER MAIN ACCESS AND DRAINAGE MAINTENANCE

- PHASE 1:**
- WATER MAIN EXTENSION FROM GREEN END AVENUE TO END OF BAILEY AVE. EXTENSION.
 - SEWER MAIN EXTENSION FROM END OF BAILEY AVE.
 - BAILEY AVE. EXTENSION AND ASSOCIATED DRAINAGE (SEWER MAIN AND DRAINAGE SYSTEM)
 - BASIN P2025A (WET VEGETATED TREATMENT SYSTEM)
 - BASIN P2025B (EXTENDED DETENTION BASIN)
 - SWALE ALONG PROPERTY LINE TO WETLANDS
 - UTILITY CONNECTIONS FOR UNITS



- PHASE 2:**
- CROSS COUNTRY LANE IMPROVEMENTS
 - SEWER MAIN FROM PARADISE AVE.
 - UTILITY CONNECTIONS TO SACHUEST DRIVE
 - 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.

No.	1	SHEET REVISIONS	DATE	DESCRIPTION
No.	2	SHEET REVISIONS	DATE	DESCRIPTION

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

Project Title:
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**

Drawing Number:
CP-1

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

Professional Engineer:
J. E. SMALL
No. 0500
Date of Issue: 02/20/13
PROFESSIONAL NUMBER: 13-126-218
CIVIL

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