



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: February 2, 2022

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 phases 3 & 4 to July 29, 2022

The developer of the above referenced subdivision, which was approved in July 2014, is requesting that the Planning Board approve an additional extension of the time period for recording of the final plan for subdivision phases 3 & 4 to July 29, 2022. Please see the attached phasing plan. The previously granted extension expired on January 31, 2022.

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 of the subdivision have been recorded and security was 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**

January 25, 2022

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

RE: Saltwood Farm Phase 3 and 4 record plats

Dear Ron,

I respectfully request that the Planning Board grant an extension of time for recording the two plats for the above-referenced subdivision phases to July 29, 2022. If such an extension is not acceptable, I would request the longest extension agreeable to the Planning Board.

Supply chain and labor problems have adversely affected my ability to secure parts, obtain as-built plans, and make more rapid progress on the installation of required improvements.

Very truly yours,

A handwritten signature in black ink, appearing to read "Peter Gallipeau", with a long, sweeping horizontal stroke extending to the right.

Peter Gallipeau, Manager

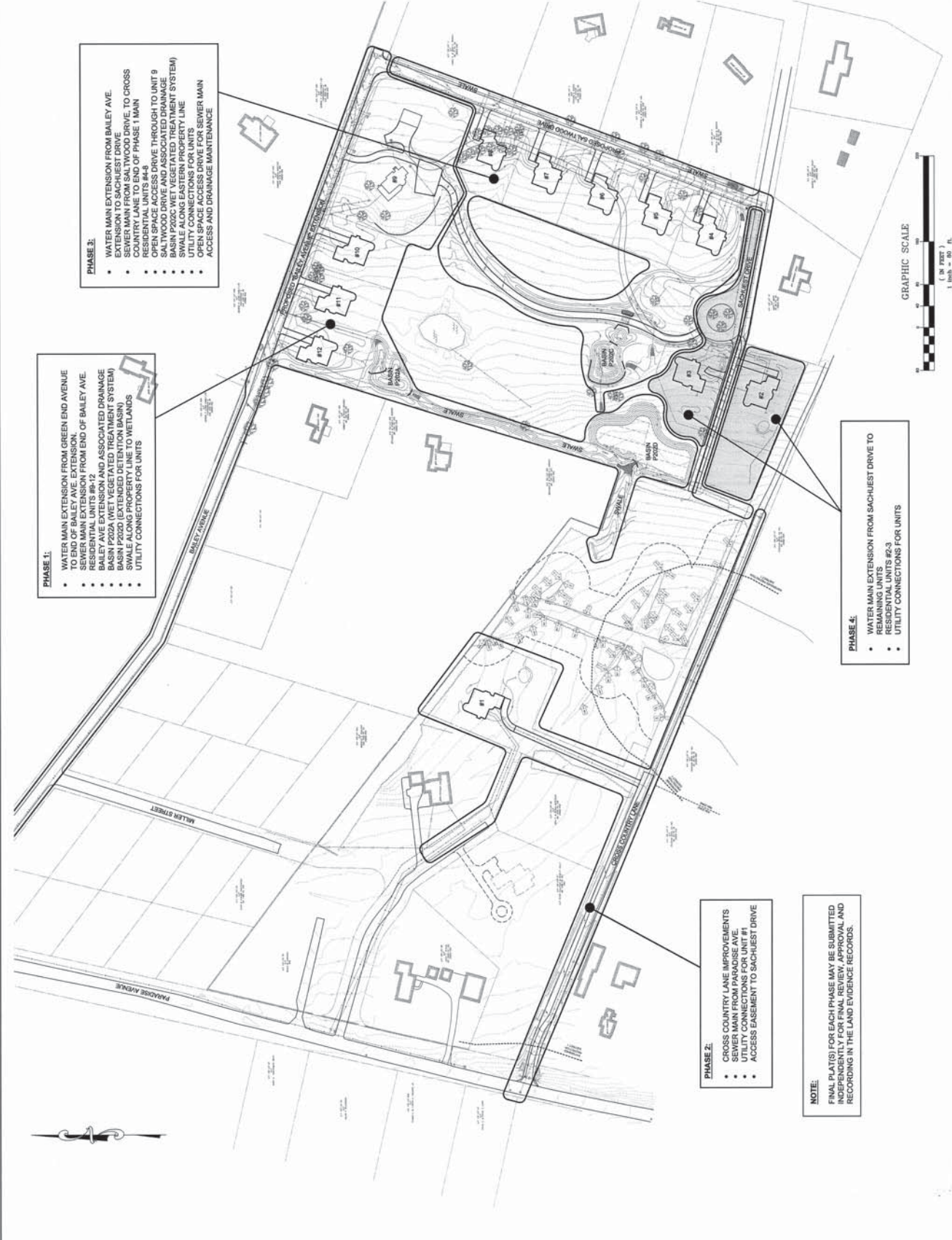
NORTHEAST ENGINEERS
& CONSULTANTS, INC.



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PHONE (401) 949-0310 FAX (401) 945-4189
WWW.NORTHEASTENGINEERS.COM

SHEET REVISIONS	NO.	DATE	BY
1	1	1-10-27	JLR
2	2	1-10-27	JLR
Project Title: SALTWOOD FARM A.P. 126 LOT 4 SACHSEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE MIDDLETOWN, RI 02842			
Client/Owner: PETER GALLIPEAU P.O. BOX 4286 MIDDLETOWN RI			
Issued For: PERMITTING			
Drawing Title: CONSTRUCTION PHASING PLAN			
Drawing Number: CP-1		Sheet: 32 of 36	
Project Number: 06088.0		Scale: 1" = 80'	
Professional Engineer: J. E. SMALL		Professional Engineer Number: 13-126-218	



- 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 CROSS COUNTRY LANE.
 - BAILEY AVE. EXTENSION AND ASSOCIATED DRAINAGE BASIN P2025A (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 SACHSEST DRIVE.
 - SEWER MAIN EXTENSION FROM END OF 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 BASIN P2025B (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 END OF CROSS COUNTRY LANE.
 - ACCESS EASEMENT TO SACHSEST DRIVE.

- PHASE 4:**
- WATER MAIN EXTENSION FROM SACHSEST 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.

