

MINUTES OF THE PLANNING BOARD MEETING OF AUGUST 4, 2008
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING

I. CALL TO ORDER:

Meeting was called to order at 7:02 p.m., Jim Libby, Vice-Chairman, presiding.

Members Present: Jim Libby, Rick Lemek, Leo Felice, Bruce Ferreira, Michael Lupis, Christopher Desjardins, Jeffrey Presbrey and Marc Tremblay.

Members Absent: Jeff Partington.

Others Present: Ray Cloutier, Zoning Board Chairman, Thomas Kravitz, Town Planner and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

The Vice-Chairman acknowledged that the Chairman was excused because of a scheduled vacation.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of July 7, 2008** were read. *A motion to accept the minutes as presented was made by Mr. Ferreira, seconded by Mr. Lemek and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- An Insignificant Alteration Permit Notice from RIDEM
- Planning Commissioners Journal

V. NEW BUSINESS:

Minor Land Development:

Pascoag Library, Pascoag Ladies Library Association, Church Street, Pascoag; Map 174, Lot 85: Preliminary Plan Review/Advisory to Zoning Board: Norbert Therien, of National Surveyors-Developers, Inc., Ray Tellier, Library Director, Nancy St. Pierre, Children's Librarian/Library Manager, Florence Stephens, Board of Trustees and Helen Moroney, Library President, were in attendance to represent the request. Mr. Therien told the Board that the site plan represents a proposed expansion (18' x 38' addition) to the existing library located on Church Street in Pascoag. He described the current conditions of the property as having a fair amount of pavement surrounding the existing structure. This addition would be attached to the rear portion of the library. He noted that the property lies within the R-12 zoning district, which requires a 30-foot rear yard setback. The addition would extend the building so that it would be approximately 17.53' from the rear property line and would require dimensional relief from the Zoning Board. He explained that the library currently has three means of access from Church Street – with handicapped parking located in the front of the library and additional parking on the side and rear. He also noted a handicapped access in the rear of the building for access to the lower level. The proposed addition would entail a slight modification to the handicapped ramp and the addition of entryway stairs. The interior of the addition would essentially be open space area to accommodate computer stations, shelving, tables and chairs.

Referring to photos that he handed out to the Board at the beginning of his presentation, Mr. Therien noted that it is the intent to continue the brick veneer along both sides of the addition with the rear of the addition having either clapboards or shingles. He also noted that the addition would not create any additional runoff from the property as there is already impervious surface with the current paved areas. He further requested the Board consider providing a positive advisory opinion to the Zoning Board on the granting of the dimensional variance. He then asked if there were any questions from the Board.

Mr. Lemek asked whether the addition would be two floors. Mr. Therien stated that it would have the same elevation as the existing building as approximately 80% of the current basement is utilized as computer rooms, etc. Mr. Lemek then asked if there was a need for the expansion as the Town has recently completed construction of the new Jesse Smith Library. Mrs. St. Pierre told the Board that she was reviewing statistics this afternoon and found that the circulation for the past year was 41,000 plus (individuals coming to the library or taking advantage of the library loan program); the number of individuals attending their programs was 895. She noted that the circulation has increased by 10,000 from the previous year. Mr. Lemek then asked if the addition could be designed to “wrap around” the building, instead of adding to the back so that the zoning relief would not be necessary. Mr. Therien stated that the side area is used for parking; the most economical way for this addition would be straight out the back. He pointed out that the building has been in its present location since 1924.

Mr. Felice asked if the library circulation would change now with the opening of the new Jessie Smith library. Mrs. St. Pierre stated that they have not experienced any change in the day-to-day operations since its opening.

Mr. Ferreira suggested increasing the size of the addition up to the proposed wall for the handicapped access, as relief would be required from the Zoning Board anyway. Mr. Therien stated that any increase in size would also mean an increase in the cost. Although it would be logical to maximize the space, the library has a limited budget to work with. Ms. Stephens said it was a great idea, and that they would run it by the Board of Trustees; however, the biggest hurdle is funding. She added that the Board of Trustees’ goal was to make this the addition for the next 25 years. Mrs. St. Pierre added that a few of the library outdoor programs are offered in this little area of open space.

Mr. Lupis questioned the properties surrounding the library. Mr. Therien explained that there is an existing driveway to the property in the rear that contains an older, probably mill-owner home. To the left of the library is an older home, probably a farm in its earlier years. Across the street are residential homes, on both sides, as well as an historic cemetery.

Mr. Presbrey questioned whether there was sufficient parking during library hours. Mrs. St. Pierre said that there was enough. Mr. Presbrey asked if any cars park on Church Street. Mrs. St. Pierre said they do not. Since the new parking area was established, if there is a large crowd, they will double-park in the parking lot. Mr. Therien noted that the two parking spaces that will remain in the rear of the building will be for employees. Mr. Presbrey, noting the long, narrow strip of land which is part of the library property, questioned whether they had considered a land swap with the abutting rear property

owner. Mr. Tellier informed the Board that the property owner has personal issues which prevent a land swap at this time.

Mr. Tremblay questioned whether the plan would still meet the requirements of handicapped parking as one of the parking spots in the rear that would be eliminated is a handicapped space. Mr. Therien said that two spaces are required and they are accommodated in the front of the library. Mr. Libby voiced concern with the location of the two handicapped parking spaces, as it appears that vehicles would have to back into traffic. He suggested that the two spaces be eliminated in the front and realigned to the side so that vehicles would be able to make a turn while still on the library property. Mr. Presbrey agreed, noting that the parking spaces just need to be re-stripped.

As there were no further questions from the Board, *a motion to approve the Preliminary Plan for the Pascoag Library, Pascoag Ladies Library Association, was made by Mr. Ferreira, per R.I.G.L. 45-23-60,*

- *the land development is consistent with the Comprehensive Plan Chapter III Community Services and Facilities, Goal III.1, Policy III.1.d;*
- *the application will not harm the intent or purpose of the Burrillville Zoning Ordinance and is subject to a favorable recommendation with respect to the required dimensional rear setback variance of a number to be determined based upon finances; applicants to investigate the cost of an additional 5 feet, which would reduce the proposed setback of 17.53 feet by 5 feet;*
- *due to the nature of the building addition taking place atop an existing paved area, there will be no negative environmental impacts as a result of the project;*
- *the development will not result in the creation of unbuildable lots;*
- *the development has adequate and permanent physical access to Church Street, a state-owned and publicly maintain roadway;*

with the request that the front handicapped parking areas be realigned and re-stripped to allow for safe egress from the property; and to forward a favorable advisory to the Zoning Board for the required dimensional relief. The motion was seconded by Mr. Desjardins and carried unanimously by the Board.

Major Land Development:

Oakland Village, Adler Properties, LLC, Oakland School Street & Victory Highway, Oakland; Map 179, Lot 56: *Request for Extension of Preliminary Plan Approval:* As there was no one in attendance for the request, Mr. Kravitz explained that the project construction has been on-going and that the erosion control is securely in place. The request for extension of the Preliminary Plan approval was just a formality. Mr. Presbrey voiced concern with a pile of stumps on the property, for safety reasons, and asked if the developer could remove them. Mr. Kravitz stated that he would request a revised schedule from the developer. *A motion to grant a one-year extension of the Preliminary Plan approval for Oakland Village was made by Mr. Ferreira, with a request that the developer address the stump pile before winter. The motion received a second from Mr. Desjardins and carried unanimously by the Board.*

Harrisville Village, Steere Farm Road & Mowry Street, Harrisville; Map 160, Lot 34: *Request for Modification to Final Plan/Condominium Documents:* Mr. Kravitz told

the Board that under Section 10-5.13, Sub-section B (f), he could have taken action on this request; however he felt more comfortable with presenting it before the Board. He suggested the Board require the developer provide a plan that shows the proper layout of the parking area and the dumpster location, should the Board choose to approve the request. Based upon the opening of the new library close by and the fact that the Pine Ridge development was approved with the community center being an option, he said that he didn't feel it would be a problem if the Board approved the request. Mr. Presbrey voiced concern with having a dumpster and not curb-side pickup. Mr. Kravitz pointed out that there was a dumpster location already on site and that the roadway is private so there is currently no curb-site pickup. He added that the Board could authorize him to review the proposed layout plan, or they could review the plan at one of their meetings. It was the consensus of the Board that they review the plan. *A motion to approve the request for the modification to eliminate the community center and replace it with visitor parking and a relocation of the trash dumpster was made by Mr. Ferreira and with the condition that the developer provide the Board with a detailed layout plan for the proposed improvements. The motion received a second from Mr. Lupis. The motion carried with seven in favor (Lemek, Felice, Ferreira, Libby, Lupis, Desjardins, Presbrey) and one opposed (Tremblay).*

Subdivision:

Town of Burrillville, Pascoag Main Street, Pascoag; Map 175, Lot 41: Preliminary/Final Minor Plan Review: Mr. Kravitz told the Board that the Redevelopment Agency has been marketing the building at 96 Pascoag Main Street and has secured a buyer. The plan separates the land under the building from the land under the Clear River. He noted that he had met with Mr. Raymond, the Building Official, to explore whether a variance would be necessary. Because it is a commercial building, in the VC (village commercial) district, no variance is necessary. *A motion to approve the Preliminary/Final Minor Subdivision Plan for the Town of Burrillville was made by Mr. Ferreira, as per R.I.G.L. 45-23-60,*

- *the subdivision is consistent with the Comprehensive Plan Chapter V Housing and Affordable Housing Chapter, Implementation Action V.1.f.1; Chapter IX, Land Use – Goal IX.2, Policy IX.2.a and Implementation Action IX.2.b.1;*
- *the application requires no dimensional or use variance and will not harm the intent or purpose of the Burrillville Zoning Ordinance;*
- *due to the fact that no development is proposed, there will be no negative environmental impacts as a result of the project;*
- *the subdivision will not result in the creation of unbuildable lots;*
- *the subdivision has adequate and permanent physical access to Pascoag Main Street, publicly maintained roadway.*

The motion received a second from Mr. Tremblay and carried unanimously by the Board.

VI. OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of July the following Certificates of Completion were issued: **Brayton & Karen Round II, Sherman Farm Road, Harrisville** (Administrative – 3 lots merged); **Pascoag Library, Pascoag Ladies Library Association, Church Street, Pascoag** (Minor Preliminary Land Development); **Jack**

Gallagher, Victory Highway, Nasonville (Final Minor Land Development); **Christopher & Irene Watson, Jackson Schoolhouse Road, Pascoag** (Final Minor – 2 lots); and **Town of Burrillville, Main Street, Pascoag** (Preliminary-Final Minor Subdivision). The following plan was rejected as incomplete: **Peter Gesualdi, Log Road, Burrillville/North Smithfield** (Minor Subdivision-RRC – 5 lots). The following plans were endorsed: **Brayton & Karen Round II, Sherman Farm Road, Harrisville** (Administrative – 3 lots merged); **Jack Gallagher, Victory Highway, Nasonville** (Final Minor Land Development); and **Christopher & Irene Watson, Jackson Schoolhouse Road, Pascoag** (Final Minor – 2 lots).

Planning Board Discussions:

Update on the Senior Center from the Senior Task Force Liaison for Discussion, Consideration & Action: Mr. Ferreira told the Board that the Senior Task Force made a request to the Town Council that the referendum for a senior center be removed from the November ballot. The consensus was that the referendum would probably not pass due to the hard economic times and by removing it from the ballot, it gives them the opportunity to seek action in the future.

As there was nothing further to discuss, a motion to adjourn was then made at 8:04 p.m. by Mr. Ferreira, seconded by Mr. Felice and carried unanimously by the Board.