

MINUTES OF THE PLANNING BOARD MEETING OF OCTOBER 6, 2008
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING

I. CALL TO ORDER:

Meeting was called to order at 7:02 p.m., Jeff Partington, Chairman, presiding.

Members Present: Jeff Partington, Rick Lemek, Leo Felice, Bruce Ferreira, Mike Lupis, Marc Tremblay, Christopher Desjardins, and Jeffrey Presbrey.

Members Absent: Jim Libby.

Others Present: Thomas Kravitz, Town Planner and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

The Chairman acknowledged that Mr. Libby were absent due to work obligations.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of September 8, 2008** were read. *A motion to accept the minutes as presented was made by Mr. Lupis, seconded by Mr. Desjardins and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Zoning Board Agenda for October 2008

V. NEW BUSINESS:

Minor Subdivision:

Christopher & Irene Watson, Jackson Schoolhouse Road, Burrillville; Map 171, Lot 8: Request for a one-year extension of Final Plan approval: Mr. Christopher Watson was in attendance to represent the request. Based upon Mr. Watson's memo, *a motion to grant the one-year extension of the final plan was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

Bruce & David Barnes, Railroad Avenue, Harrisville; Map 159, Lots 1, 2 & 5; Map 142, Lots 26 & 124; Map 158, Lot 78: Review of Site Stabilization Plans for Gravel Removal Operations: Mr. Bruce Barnes was in attendance to represent the request. Mr. Kravitz informed the Board that the plan represents Phase I of a multi-phased effort to create new passive recreation to benefit all Town residents. Phase I allows for removal of gravel from the site, which would effectively make an existing wooded path to Duck Pond more accessible. The key permit, which is the Insignificant Alteration of Wetlands permit, has recently been received, and the applicant is now awaiting a survey plan, currently being prepared by his surveyor. The Town secured RIDEM Recreation Acquisition money to purchase the property, which consists of two large lots south of the railroad bed and the railroad bed itself. The actual design of a multi-functional pedestrian path for the railroad bed will occur during the winter and require Planning Board review. The design contract includes two public workshops.

The Board questioned truck travel during the removal of the gravel. Mr. Barnes stated that approximately 90% of the material would be brought to Putnam, CT. The trucks would have to access Route 44 so the trucks would be traveling through Pascoag. He did

add that at times, the routes can be broken up so that one route is taken going to Putnam and another is taken returning to the site. The Board suggested other routes such as Steere Farm Road and Route 102. The Board then questioned the hours of operation. Mr. Barnes replied Monday thru Friday between the hours of 7 a.m. and 5 p.m. and occasionally on Saturday until 12 noon. He added that if the Town did not want the operation to conduct on Saturdays, he did not have a problem with it. Mr. Kravitz noted that if neighbors began to complain, the hours could be adjusted within reason. The Board questioned whether the material would be screened on site. Mr. Barnes said that he would like the opportunity to perform a dry screen plant, should the Town allow him. Mr. Kravitz made note that a stockpile area was designated on the plan and may be utilized as long as the size of the stockpile area does not increase beyond that approved by DEM. He also stated that the DPW would be out to the site periodically to make sure the operations were in accordance with the RIDEM wetlands approval.

As there were no further questions from the Board, a motion to approve the Preliminary Minor Land Development plan for Bruce & David Barnes was made by Mr. Ferreira, in accordance with RIGL Section 45-23-60, that the minor land development is consistent with the Comprehensive Plan Chapter VI Circulation, Page VI-24, Section VI.11 Trails and Pedestrian Walkways, Policies VI.1.a, VI.1.b, and VI.1.g; Implementation Action VI.1.g.1 and VI.1.g.3; Chapter VII Economic Development, Implementation Action VII.2.c.4; Chapter VIII Recreation, Conservation and Open Space Preservation, Goal VIII.1; Policies VIII.1.c and VIII.1.h; Implementation Actions VIII.1.a.1 and VIII.1.g.1; the application requires no dimensional or use variance and will not harm the intent or purpose of the Burrillville Zoning Ordinance; the review of this application is consistent with Zoning Section 30-201, C, 5 & 6; due to the fact that no permanent development is proposed that would alter the environment there will be no negative environmental impacts. Moreover, this passive recreation project is subject to the Insignificant Alteration Permit conditions listed on DEM permit No. 08-0198, dated August 8, 2008. The Town shall inspect all finished grades and landscaping elements; the development will not result in the creation of unbuildable lots; the development has adequate and permanent physical access to Railroad Avenue, a publicly accepted roadway. The motion received a second from Mr. Tremblay and carried unanimously by the Board.

Major Land Development:

Harrisville Village, Steere Farm Road & Mowry Street, Harrisville; Map 160, Lot 34: *Request for Bond Reduction:* Mr. Partington reference a memo from the DPW Director who had recalculated a new bond amount based upon his inspection of the property. A motion to reduce the Harrisville Village bond from \$200,000 to \$180,000 based upon the September 18, 2008 memo from Richard Bernardo, DPW Director, was made by Mr. Ferreira. The motion received a second from Mr. Tremblay and carried unanimously by the Board.

A motion to reduce the Harrisville Village Letter of Credit from \$100,000 to \$80,000 based upon the September 18, 2008 memo from Richard Bernardo, DPW Director, was made by Mr. Ferreira. The motion was seconded by Mr. Desjardins and carried unanimously by the Board.

VI. OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of September, the following Certificates of Completion were issued: **Richard W. & Joyce A. Ducharme & Roland A. Trinique, Mount Pleasant Road, Nasonville** (Administrative – three lots). There were no plans rejected as incomplete and no plans were endorsed.

Planning Board Discussions: The Board welcomed back Mr. Ferreira, who had previously been hospitalized. Mr. Ferreira stated that he was glad to be back.

The Board questioned when the joint meeting with the Conservation Commission would be scheduled. Mr. Kravitz stated that the Planning Department has been trying to set up the meeting so that the Town Solicitor is able to attend. Unfortunately, he was unable for this meeting and for the meeting in November. The Chairman added that perhaps something could be scheduled in January 2009.

As there was nothing further to discuss, a motion to adjourn was then made at 7:25 p.m. by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.