

MINUTES OF THE PLANNING BOARD MEETING OF MARCH 2, 2009
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING

I. CALL TO ORDER:

Meeting was called to order at 7:01 p.m., Jeff Partington, Chairman, presiding.

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

Members Absent: Bruce Ferreira

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

II. ATTENDANCE REVIEW:

The Chairman acknowledged that Mr. Ferreira was not present this evening because he was on vacation.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of January 5, 2009** were read. *A motion to accept the minutes as amended was made by Mr. Presbrey, seconded by Mr. Felice and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Reappointment Notices of Mr. Desjardins, Mr. Ferreira and Mr. Presbrey to the Board for three-year terms from the Town Clerk's Office
- Memo from the Town Clerk's Office regarding Open Meetings Act & Americans with Disabilities Act Meeting Notices language changes
- Memo from the Town Clerk's Office regarding Open Meetings Forum

V. NEW BUSINESS:

Major Land Development:

Granite River Village, Callahan School Street, Harrisville; Map 142, Lot 21:
Reduction in Bond Amount: Mr. Partington noted that there was a memorandum from the DPW Director suggesting the bond amount for Granite River Village be reduced from the current amount of \$71,500 to \$45,000 with a 10% contingency of \$4,500. *A motion to approve the bond reduction requests for Granite River Village to \$49,500 based upon the correspondence from Richard Bernardo, DPW Director, was made by Mr. Tremblay. The motion was seconded by Mr. Lupis and carried unanimous by the Board.*

VI. OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the months of January and February, Certificates of Completion were issued for the following: **La Cantina, LLC, Davis Drive, Pascoag** (Major Master/Preliminary Land Development); **Floyd & Patricia Wyatt, Hill Road, Harrisville** (Administrative – two lot merger); and **Rhode Island Boy Scouts, Croff Road, Pascoag** (Administrative – survey plan). The following plan was rejected as incomplete: **Old Quarry Estates, East Wallum Lake Road, Pascoag** (Conceptual Minor RRC – 5 lots). The following plans were endorsed: **Floyd & Patricia Wyatt,**

Hill Road, Harrisville (Administrative – two lot merger) and **Rhode Island Boy Scouts, Croff Road, Pascoag** (Administrative – survey plan).

Planning Board Discussions:

Discussion of “Pocket Neighborhoods”: The Board discussed the materials they received in their packets regarding examples of “pocket neighborhood” developments. Mr. Kravitz told the Board that he has tossed around the idea of asking the Pine Ridge developers to consider an amendment of this type for a portion of their development. He noted that pocket development is a different way of approaching cluster development – more inviting from a pedestrian standpoint and would like to share it in working with future developers. Mr. Partington stated that he liked the division in some cases where it lends a sense of privacy – as the property owner’s own space – and the common area applied to everyone in the development. Mr. Lemek said he felt this type of development lends itself to duplex townhouse units vs. single family units. Mr. Libby noted that access to the rear of units in a pocket neighborhood development eliminates the many curb-cuts required for driveway accesses.

Update on the Senior Center from the Senior Task Force Liaison for Discussion, Consideration & Action: Although Mr. Ferreira was not present this evening, his email reported that the task force voted to postpone the address to the Town Council regarding the special election until the September timeframe. He noted that they felt there would be a better handle on the budget at that time.

Mr. Presbrey, noting that the Town is in the process of recapping the Whipple Avenue landfill site, requested that the Board be allowed to review any plans pertaining to that procedure. Mr. Partington suggested that the Board direct the Town Planner to forward correspondence to the Town Council informing them of the Board’s desire to review any plans that are developed.

Mr. Kravitz informed the Board that he is currently in the process of drafting several housing ordinances to establish an affordable housing commission, establish an inclusionary zoning ordinance, which references the VPD, and a fee-in-lieu of building affordable units. He noted that instead of creating a separate housing commission, the Planning Board would serve in that capacity as the Board handles most of the development in Town. The fee-in-lieu approach would require a developer submit funds to the Town in-lieu of providing affordable units. These funds would be placed in a separate account, through the Finance Department, and be used to assist other non-profit developers in acquiring and rehabilitating units as affordable, preferably foreclosures.

As there was nothing further to discuss, a motion to adjourn was then made at 7:29 p.m. by Mr. Lemek, seconded by Mr. Desjardins and carried unanimously by the Board.