

MINUTES OF THE PLANNING BOARD MEETING OF APRIL 6, 2009
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING

I. CALL TO ORDER:

Meeting was called to order at 7:00 p.m., Jeff Partington, Chairman, presiding.

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

Others Present: Joe Raymond, Building Official, Steve Rawson and Mike Scurka, Conservation Commission, Thomas Kravitz, Town Planner and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

The Chairman acknowledged that all of the members were present.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of March 2, 2009** were read. *A motion to accept the minutes as presented was made by Mr. Presbrey, seconded by Mr. Desjardins and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Zoning Board Agenda for April 14, 2009
- URI-sponsored Private Well Symposium
- Housing Works RI publication

V. NEW BUSINESS:

Community Development Block Grant Application PY'09: *Certification of Consistency with the Comprehensive Plan:* Mr. Kravitz told the Board that the Planning Department had worked on preparing the Comprehensive Plan citations that would apply to each request for funding and that the information had been provided in their packets. He noted that the Town Council would be setting the projects priority at their meeting on Wednesday evening. As there were no questions from the Board, *a motion was made by Mr. Ferreira that the proposed projects under consideration for the Town's Community Development Block Grant PY'09 application are consistent with the Town's Comprehensive Plan, as outlined in the citations provided to the Board in their packets the meeting. (Copy attached as a reference.) The motion received a second from Mr. Desjardins and carried unanimously by the Board.*

Minor Subdivision:

Boistown Estates, Knibb Road, Pascoag; Map 208, Lot 4: *Preliminary Rural Residential Compound Plan Review/Public Hearing:* Attorney Gary Hogan, Joe Casali, of Casali & D'Amico Engineering, Inc., and Jason Ruotolo, applicant, were in attendance to represent the request. Attorney Hogan told the Board that Mr. Ruotolo was seeking approval of a preliminary plan for his property located on Knibb Road as a Rural Residential Compound. Noting that some time has passed since the Board has reviewed this proposal, he proceeded to offer a brief outline for the benefit of the Board. He stated that the parcel contains approximately 36+ acres and the proposal represents the creation of five lots – the existing farmhouse as one lot with four additional lots fronting on a

private, gravel roadway with a length of approximately 1,000 feet. Each lot would contain approximately 2+ acres each consistent with the Town's RRC Zoning Ordinance. He noted that project has received Site Suitability and Insignificant Alteration Permit approvals from RIDEM as a Forest Management Plan. He then turned the presentation over to Joe Casali.

Mr. Casali, for the benefit of the public, outlined the engineering aspects of the project. He stated that the property is identified as Map 208, Lot 24 and contains over 46 acres, off of Knibb Road and is in the F-5 zoning district. He noted that the wetlands were delineated by Natural Resource Services, Inc. in October 2005 and were verified by RIDEM in December 2005. This approval is good for four years, or up to December 2009. He stated that the wetlands bisect the site in a northerly-southerly direction and consist of two distinct wetland complexes – a wooded swamp that has an associated 50-foot perimeter wetland and various intermittent streams that each carries a 100-foot riverbank wetland. He noted, however, that the site is not located in any type of flood zone. A soil evaluation was conducted by Louis Federici, the surveyor of record, back in 2005; Mr. Casali's office then supplemented soil evaluations in 2006 in various locations for the two detention ponds and for the four proposed septic systems. He explained that the water tables ranged from 2½ to 4 feet – percolation rate was reasonably rapid. He noted, for the record, that the applicant has received a Subdivision Suitability Determination from RIDEM for the proposed OWTS and the replacement of a septic system for the existing farmhouse. All of the proposed dwellings will be serviced by a private gravel roadway – 931 feet in length and 22 feet in width. All of the proposed dwellings will be serviced by private wells and OWTS. The open space is proposed to contain approximately 30+ acres. In regards to the drainage, the proposal would create two detention ponds, which are fed by grass swales, along the roadway. Each pond is equipped with outlet control structures and best management practices and would handle rainfall events not limited to the 2-, the 10-, the 25- and the 100-year storm events. These BMP will yield greater water quality before discharging into the adjacent wetlands. He noted that the plan has received an Insignificant Alteration Permit from RIDEM back in November 2007 to discharge stormwater into the adjacent wetlands and the existing historical wetlands crossing has been formalized by widen it to 22 feet. The limit of disturbance has also been approved by RIDEM.

He noted discussions with the Chief of the Pascoag Fire Department, along with written correspondence, that the proposed cul-de-sac meets all the requirements for emergency apparatus and movements. He stated that the Chief has required the installation of a 10,000-gallon cistern, for fire protection, at the location of his choice. Although the Chief has not designated an area to date, the applicant is amenable to installing the cistern at any location the Chief requires.

Mr. Casali also noted discussions with the Town's Engineer, specifically the stopping distances determination for Knibb Road as conducted by a registered professional engineer. He stated that he has visited the site, noting that although the posted speed limit is 25 m.p.h., the observed speed limits were close to 35 m.p.h. While the AASHTO stopping site distances have been met for the posted speed limit, additional methods would be taken such as selective clearing and tree trimming, the visibility would be increased to 30 feet. However, the geometric configuration of Knibb Road prohibits

meeting the 35 m.p.h. speeds observed. The applicant has agreed to install several warning signs notifying motorists of the upcoming intersection. He then asked if there were any questions from the Board members.

Mr. Presbrey said that he had comments on several of the General Notes:

- Page 2, Extended Detention Basin notes, #4 & #6, states that “the detention basin(s) outlet and outflow channels shall be inspected at least twice per year . . .” Under Best Management Practices Maintenance Schedule, #11 states “swales and detention areas shall be inspected after major storm events or on an annual basis.” He noted a conflict between the two statements and should be rectified. Mr. Casali made note of the conflict.
- Page 2, Extended Detention Basin notes, are numbered 1 thru 6 and then 18. He noted that #18 states that an area shall be set aside on the development for disposal of sediment if off site is not feasible. He questioned if there was an area on site designated for disposal, or whether it will be disposed offset. Mr. Casali said an area has not been designated but he would defer to the owner, stating that he assumed it would remain on site. Mr. Presbrey suggested they develop a location on the plans.
- Page 2, Soil Erosion & Sedimentation Control Notes, #2, he stated that it was a great note but asked for additional language, “any changes to the limits of disturbance shall be brought to the Planning Board” and the same language incorporated into the deeds for the proposed lots, also noting that there will be repercussions if disturbance occurs outside of these limits as shown on the plans.
- Page 2, Soil Erosion & Sedimentation Control Notes, #6, he questioned “. . . per contract specifications?” Mr. Casali noted that there would not be any contract specifications so that this note may be removed from this section.
- Page 2, BMP Maintenance Schedule, #7, should include “and roadway structures” after “. . . maintenance of all stormwater facilities . . .”.
- Page 2, Sub Drain Installation & Maintenance Notes, #2, should include the language “to the design engineer’s specifications”.
- Page 2, Sub Drain Installation & Maintenance Notes, #4, should include the language “and inspected by the design engineer” after “Back filling shall be done immediately after placement of the pipe . . .”

Mr. Presbrey then questioned what happens in a few years with the site distance when selected tree trimming & clearing is needed again. Mr. Casali stated that the tree trimming & clearing would have to be conducted like the detention basin maintenance and constantly maintained. Mr. Presbrey added possibly on a two-year basis. Mr. Presbrey also questioned why RIDEM required only two postings on the property. Mr. Casali said that the wetlands postings are in the location that was required by the RIDEM permit.

Mr. Libby asked if the Detention Basin A, which currently encompasses two lots, could be removed from the property owners’ lots, as he feared there would be maintenance problems. Mr. Casali noted that the proposed detention areas were designed to mimic the existing watershed, and added that the applicant had filed a formal Wetlands application that had been down-graded, by RIDEM, to an Insignificant Alteration. Mr. Libby

suggested adding detention pond maintenance language to each of those deeds to avoid conflict by property owners in the future.

Mr. Libby voiced concerns with the extensive grading of proposed Lot #3 and suggested they consider moving the house location back further and still be able to maintain the current limit of disturbance. Mr. Casali noted that the septic system location and the water table determine the placement of the house and well. He added that the applicant has tried to tighten the limit of disturbance and have changed from the BSF systems to conventional septic systems. Mr. Libby pointed out that at a higher location, the water table must be better, and suggested they check it out. Mr. Casali added that the site has to be revisited for additional work so it may be that the house will be relocated in accordance with DEM permits. Mr. Ruotolo added that once the site is established, the best location for the house will be determined, allowing for minimal clearing of each lot.

Mr. Libby also questioned the Forest Stewardship Plan. Mr. Casali asked if the Board had received a copy of the Plan. Mr. Kravitz added that the Planning Department and the Planning Board are in receipt of the original plan and had not received an updated plan. Mr. Tremblay noted that the plan the Board received in their packets was only a portion of the plan and that he had produced an updated plan for the developer a few months ago. Mr. Libby voiced concern with recent issues of property owners clear-cutting their properties. Mr. Tremblay explained that the Forest Stewardship Plan applies to just not the open space, not the individual lots. He proceeded to explain the definition of each stand, as labeled on Sheet 4 Overall Site Plan.

Mr. Libby then asked if they have addressed the second comment on the DPW memo in regards to underground utilities. Mr. Casali stated that in an original correspondence from Pascoag Electric, they had requested overhead utilities due to the high water table. In a subsequent correspondence, they requested underground electric. The applicant has chosen to proceed with underground electric with pole-mounted street lights at the entrance. He added that they have addressed all of the DPW's concerns:

- stopping sight distance analysis (which has been provided this evening)
- underground electric as well as street lighting (which is shown on the plan)
- MUTCD stop sign and Town street sign (which is shown on the plan)
- additional landscaping above and beyond the wetlands mitigation plan (open for discussion but nothing proposed at this time)
- updated estimates in order to update the bond estimate

and requested the Board consider a conditional approval based upon an administrative review of these items by the Town's engineer.

Mr. Ferreira questioned the location of the power easement, would it be following the roadway? Mr. Casali said that it would. Mr. Ferreira asked if they would consider providing the pole-mounted, low-level lighting at the first left-hand bend, identifying the cul-de-sac and at the end of each proposed driveway. Mr. Ferreira then asked what type of signage was proposed at the entrance to the development. Mr. Casali stated that a Town-standard roadway sign would be installed at Knibb Road. Mr. Ruotolo said that he would be adding a stonewall-wrapped sign identifying Boistown Estates. Mr. Ferreira then asked about mail delivery – universal mailboxes or individual? Mr. Ruotolo stated

individual. Mr. Felice suggested he check with the Post Office to see if they would deliver on a private roadway.

Mr. Felice asked for an estimated amount of water at any one time within the detention ponds. Mr. Casali said that according to the estimated 100-year storm figures, approximately one foot for Detention Pond B and a little bit steeper for Detention Pond A – the reason for the Sub Drain proposal. Mr. Felice stated that his only reason for questioning proposed depths was for safety reasons.

Mr. Partington questioned the proposed road slopes. Mr. Casali proceeded to outline each area of the roadway beginning with a proposed 2% slope upon entering the development, then into a double-reverse vertical curve, approaching at ½%, then reaching approximately 8% (the maximum amount) and filtering back off to about 3% - the “K” factors being such that a driver would not feel any type of motion. The roadway will be 22’ in width, graveled, with grass swales on either side. The crown will be crowned to allow for drainage to shed to either side to the open channels and eventually to the detention ponds. Mr. Partington said he was concerned with erosion because of the slopes. Mr. Ruotolo said that he was considering the use of a high-grade, high-density crushed ledge gravel that packs like concrete, which holds up well. Mr. Felice advised him to be sure to remove all substraat and compact it right as any residual material will float away.

As there were no further questions from the Board members, Mr. Partington open the Public Hearing at 7:50 p.m.

Christopher Rooney, of 405 Knibb Road, voiced concern with the necessary maintenance that would be required of the Homeowners Association. He also stated concerns with keeping the wetland areas pristine, not having lighting at the end of each of the driveways, and who will own the approximate 24 acres of open space. Mr. Partington stated that the open space would be owned by the Association. In regards to the lighting concern, Mr. Partington told Mr. Rooney that it would low-level lighting to illuminate just the end of the driveway and that he probably wouldn’t be able to see if from his property. In regards to the wetlands, Mr. Partington said that the drainage design would protect any water entering the wetlands.

Beverly Blood, of 451 Eagle Peak Road, suggested the Board consider language for future RRC’s to enforce Forest Management Plans, if one is prepared for the property to assure that the Homeowner’s Association will follow the plan. She also suggested the Board consider language that will protect stone walls. Mr. Tremblay noted that the Forest Management Plan is being worked into as part of the long-term conservation restrictions on the open space, with a requirement that the Plan is updated every ten years, by a forester or a steward, for the Association. Ms. Blood was concerned with the property owners being aware of this requirement as it can become an added expense to them. Mr. Tremblay told her that language is included in each deed so that the property is aware of this at the time of purchase. Mr. Rooney asked how the Board was assured such language would be included in the deeds. Attorney Hogan stated that under the developer is responsible for providing such language in accordance with the provisions of the Zoning Ordinance, Section 30-208 Rural Residential Compounds, Sub-section F –

Open Space, (3), which he proceeded to read to the public. Buyers will be made aware of these requirements before they purchase any lots.

Mr. Partington then read into the record a letter received from Robert & Michelle Oliver, of 344 Knibb Road, which had been received at 6:40 p.m. this evening, voicing their concerns with the proposed entrance and its proximity to their driveway, which lies opposite of this development. Mr. Casali stated that if the entrance is moved, it will adversely affect the site distance. The original owner of the development had previously testified that the existing farmhouses driveway was dangerous and would be moved to access the proposed roadway. In order to maximize the site distance, the roadway was proposed in its current location. He explained that there is an existing stand of trees on the opposite side of the road that was used to line up the entranceway so that it did not line up with any existing house. Mr. Presbrey suggested Mr. Ruotolo talk to abutter – possibly offering some type of landscape.

As there were no further questions from the audience, the Public Hearing closed at 8:01 p.m.

At this point, Mr. Tremblay recused himself from the vote because of his past involvement with the preparation of the Forest Stewardship Plan.

A motion to grant approval of the Preliminary Minor Rural Residential Compound subdivision plan for Boistown Estates in accordance with RIGL 45-23-60 was made by Mr. Ferreira, as the subdivision is consistent with the Comprehensive Plan, specifically Chapter V – Housing, Implementation Action V.1.a.1; the application is consistent with the Burrillville Zoning Ordinance – specifically Section 30-208 Rural Residential Compounds; there will be no negative environmental impacts in accordance with DEM Insignificant Alteration Permit #06-0446 and Preliminary Subdivision Suitability Determination S03-65; the subdivision will not result in the creation of unbuildable lots; and the subdivision has adequate and permanent physical access to Knibb Road – a town-accepted and publicly maintained roadway; conditioned upon the requested changes suggested this evening (i.e. comments from Mr. Presbrey & suggestions from Mr. Libby) and a corrected plan being submitted to the Town Planner, with notification to the Planning Board Chairman. The motion received a second from Mr. Presbrey and carried unanimously by the Board.

Mr. Tremblay returned to the meeting.

Major Subdivision/Land Development:

Evergreen Estates, Log Road, Nasonville; Map 219, Lot 1; Map 218, Lot 4 & Map 237, Lot 5: Master Plan Review/Public Informational Meeting; Attorney Eric Brainsky, of Law Offices of Michael Kelly, Erin Gallogly, of Marc Nyberg Associates, and Mr. & Mrs. Piette, applicants, were in attendance to represent the request. Before the presentation began, Attorney Brainsky submitted the Certificates of Mailings that were the notice to abutters of the Public Informational Meeting. He began by stating that this plan represents a Major Land Development & Major Subdivision of three parcels of land that front on Log & Colwell Roads. These parcels contain approximately 75-acres, and currently exist as a quarry/gravel bank, formerly operated by Pezza Company and

subsequently by Mr. Piette. He explained that the submission represents a six-lot subdivision, developed in two phases. Phase I would consist of proposed Lot 1 on the plan, which would have access and frontage within North Smithfield and the proposed dwelling, and approximately 4.91 acres within Burrillville. He noted that the Town of North Smithfield did not have a problem with this configuration. He also noted a conversation with Joseph Raymond, the Building Official, who did not have any issues with this proposal. Phase II would consist of a five-lot rural residential compound, with approximately 25 acres of open space. It would be serviced by a cul-de-sac roadway of approximately 683 feet in length and 20 feet in width. He noted that the open space lot would have over 25 acres, which is in excess of what is required by the RRC ordinance. The lots would be serviced by private wells and OWTS systems. He noted that a major subdivision plan had been submitted last year that illustrated a conventional subdivision with a large, looping roadway of approximately half a mile, with nine lots proposed. After concerns were raised at that meeting, the application was revised and the result is the plan before the Board this evening. He noted that they are proposing an administrative subdivision for Map 237, Lot 5 and Map 218, Lot 4 to move the lot line back (towards Colwell Road) in order to maximize the open space and incorporate a portion of the hill towards the back of the site. He added that the applicant intends on stabilizing the hill and grading it down to fill in the "basin" area. He pointed out a 15-foot access easement from the back of the cul-de-sac to the area of Map 218, Lot 4, in order to provide the applicant access for agricultural use and not to haul any more gravel. He then turned the presentation over to Erin Gallogly.

Ms. Gallogly began by addressing the concerns brought up by the various departments who have reviewed the plan:

- *DPW – the scale was too small.* She stated that she told Mr. Bernardo the scale provided was at the request of the Planning Board. The next level of submission would be full scale. *Roadway Details and/or drainage design have not been provided.* She stated that this information isn't required until preliminary plan submission and that in her conversation with Mr. Bernardo he acknowledged that fact but was making a comment for the record. *Design exceeds the five-lot maximum for a gravel surface roadway and would require pavement.* She said that she had informed him that one of the lots would have access in North Smithfield.
- *Nasonville Fire Department – provide a 10,000 gallon cistern with appropriate connections for fire department use, within 100' of the entrance. The cistern shall be installed and operational in the early stages of the project.* She stated that the cistern would be installed as the fire department requests. She is planning on having a meeting with them prior to approaching RIDEM so that the exact cistern location can be determined.
- *Building Official – discussion of the lot with access in North Smithfield; discussion regarding the proposed 15' gravel access easement.* She stated that the applicant wishes to utilize the easement for agricultural purposes and that it is necessary due to the wetland system that prohibits access to the farmhouse on Colwell Road.

- *Conservation Commission – due to the years of gravel removal, the open space currently has little value to support native vegetation and wildlife and is difficult to enjoy. Recommendation: open space should be returned to a sustainable condition; Reduce the unsafe slopes and reduce the hazards; Provide a safety zone, with warning signs, in the vicinity of the sportsmen's club shooting area; Install a guardrail along the proposed gravel roadway near the steep drop-off;* For the benefit of the members who were unable to attend the site walk, she proceed to explain the location of the sportsmen's club and the direction of the shooting range, which is the area of concern to the Conservation Commission. In regards to the outlined concerns, she stated that berms, guardrails and warning signs would be placed for the protection of the residents within the compound. Attorney Brainsky added that it is their intent to work with the sportsmen's club in regards to the safety issues. *A drainage easement to channel water from the street to the wetland in the northerly section.* She stated that the applicant has stated that he is committed to working with the Town in regards to the requested drainage easement.

She then asked if the Board had any comments or questions.

Mr. Ferreira voiced concern with the two drop offs, on either side of the proposed roadway, near its entrance, and asked the applicant to install guardrails on both sides. He questioned the drainage proposal for the apron area of the roadway. He suggested the applicant have discussions with the sportsmen's club so that everyone's concerns would be addressed, noting that signage in the field would be good. Attorney Brainsky stated that after this master plan approval, but prior to developing the preliminary plan, it is the intent of the developer to meet with the sportsmen's club, as well as any of the neighbors, to receive suggestions as to the best way to secure the area. Mr. Felice stated that this is the most important concern that he has and that he was happy to hear of the proposed communications.

Mr. Partington suggested some type of fencing in the vicinity of the sportsmen's club property, with some type of warning system.

Mr. Libby stated that he did not feel comfortable with the proposed house locations on Lots 1 & 2. He suggested the plan be revisited to extend the roadway, by about 150 feet, and place all five lots on the cul-de-sac. He offered a sketch of his suggestion for consideration. Attorney Brainsky stated that the wetlands located on the property are causing considerable constraints for the house locations. Mr. Libby also questioned the easement that is shown on Map 219, Lot 1. Attorney Brainsky stated that at one time, it was provided for access to the property but would be dissolved when the lots were merged together for the plan.

Mr. Presbrey stated that he could not read the plans, because of the small scale, and would not be able to vote approval of the plans. Attorney Brainsky asked if there was anything specifically on the plans that Mr. Presbrey could not read. Mr. Presbrey stated that he could not read the grades, some of the distances and roadway lengths. He suggested a cover sheet, which outlines the entire parcel, but the remaining plans at 40-scale so that they are legible. He did comment that the drinking water well on site has

not been displayed on the plan and further requested the history of the well. He asked if gravel was still being removed from the site. Attorney Brainsky said that he could not comment on that, but that there was on-going litigation. Mr. Presbrey stated that he did not like the proposed new lot line for Map 218, Lot 4, and that it should be adjusted to go through the middle of the wetlands. He also stated that he doesn't see any possible agricultural use of the property. Attorney Brainsky noted that the applicant had wanted to grade down a portion of the hill - although there is the gun club issue - creating a nice, open pasture. Mr. Presbrey responded that the grades would not allow for an open pasture. Additionally, he asked for the RI Aerial of the gun club so that the Board has somewhat of an idea of its location and the range shooting direction.

Mr. Tremblay asked how recent the topography on the plan is, noting the last revision on the plan of 12/30/2008. Ms. Gallogly stated that it was taken from an aerial a few years ago. Based upon the site walk, Mr. Tremblay stated that he felt the plan was not a good rendition of the site conditions. He stated that he felt there would be more of a "fill" situation instead of a "cut" situation along the stream, as they are already within the 100-foot buffer, or close to it. In regards to the 15' easement for agricultural use, Mr. Tremblay stated that he did not agree with the easement as he didn't believe any agricultural use could take place there, even with regrading. The whole area, up to the top of the embankment and along the stream, should be part of the open space, so that the owner's activities are confined to west of the stream. He noted that he had issues with the house locations for Lots 1 & 2, as Mr. Libby did. Ms. Gallogly noted that originally the two front lots had approved test holes so that is why they chose the houses in the locations.

Mr. Raymond told the Board that there is on-going litigation with the developer and that the plan represents an opportunity for a resolution to the property. He noted that moving the lot line towards Colwell Road, in order to separate the farmhouse, with two apartments and a barn behind the farmhouse on one lot, from the rural residential compound, is a suggestion he had made to the assistant solicitor. In regards to the lot fronting in North Smithfield, his position on this is that the applicant can create a lot in North Smithfield, as the frontage and access is from North Smithfield, and can build a house there. It has nothing to do with the rural residential compound in Burrillville. He suggested they consider leaving a portion of the hill, on the east side, as a separation from the sportsmen's club. He further questioned the need for the access easement.

At this point, Mr. Partington asked if there were any comments from the public, as this is a public informational hearing.

Joe Thibodeau, 395 Log Road, pointed out that the plan has a lot with no house on it, but it is where his house is located.

Russell Rondeau, of 375 Log Road, questioned the location of the stormwater easement that was discussed earlier. In regards to the drainage for the project, Attorney Brainsky stated that the proposal is for on-site surface water drainage systems. He believes that the reference to a stormwater easement is a comment that was made by the Conservation Commission, in which it is recommended that the applicant consider granting the Town an easement for drainage onto his property from Log Road. The applicant responded by

stating he would consider such an easement after preliminary plan approval so that it does not affect the wetlands on the site. Mr. Kravitz suggested that the Board discuss this easement suggestion with Mr. Bernardo to see how it intercepts with the property or where it would actually exist. Ms. Gallogly said that it was located in the vicinity of the low point of the site which is where the applicant had previously discussed with the Town.

Michael Rousseau, the Range Master for the Woonsocket Sportsmen's Club, informed the Board that the members concerns are generally the same as the applicant's, noting their priority is safety. The items that they would like to see are what the Board as already brought up, such as fencing, signage, and the hill remaining as it is. He added they are content with the discussions and look forward to working with everyone.

Mr. Kravitz then proceeded to outline the important issues discussed this evening - Mr. Libby's sketch, detailing a new lot configuration that would move one of the two house lots proposed near Log Road, the location of the new lot line, the hill to remain in order to meet the needs of the gun club and removal of the 15' gravel easement. He noted that the plan having to be resubmitted would allow the applicant more time to meet with the fire chief to determine the cistern location. Mr. Presbrey asked what the timeframe was for the Board to make a determination. Mr. Kravitz told him the Board needed to act on this application by July 8th. Mr. Presbrey then asked if the applicant would consider granting an extension to that deadline, or would they be able to submit the materials before them. Attorney Brainsky stated that he can understand the Board's concerns and asked the Board to continue their review to the next hearing date. Mr. Kravitz asked for the revised materials before April 20th. Mr. Partington asked for a formal response from Mr. Kane as to whether the Board could render a decision on something that is still in litigation.

A motion was made by Mr. Ferreira to continue the Major Master Subdivision/Land Development plan review & the Public Informational meeting to the May 4, 2009 Planning Board meeting, provided the requested materials are submitted to the Planning Department in a timely manner for consideration at the next meeting. 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 March, Certificates of Completion were issued for the following: **Daniel & Judith Foisy, Joslin Road, Harrisville** (Administrative – lot merger); **Boistown Estates, Knibb Road, Pascoag** (Preliminary Minor RRC – 5 lots); and **Evergreen Estates, Log Road, Nasonville** (Master Major RRC – 6 lots). The following plan was rejected as incomplete: **O'Keefe Properties, LLC, Victory Highway, Nasonville** (Land Development Plan). The following plan was endorsed: **Daniel & Judith Foisy, Joslin Road, Harrisville** (Administrative – lot merger).

Planning Board Discussions:

Update on the Senior Center from the Senior Task Force Liaison for Discussion, Consideration & Action: Mr. Ferreira informed the Board that both the Mobil Station

and Knights of Columbus sites have been rejected as sites being considered for the Senior Center. Because of the present economy, the Town is waiting on the financial status. On record right now is a Community Center concept that would service all of the Burrillville residents. But there are other projects around Town that are mandated to be completed by the Town before we can consider a Senior Center. He noted, for the record, that the Task Force is not making any attempts to seek out grants. Mr. Kravitz told the Board that he had been approached by the Task Force to apply for design campaign money from the Levy Foundation.

Mr. Partington read into the record an email from the Town Manager in response to the Board's request to review the landfill capping plans.

As there was nothing further to discuss, a motion to adjourn was then made at 9:25 p.m. by Mr. Felice, seconded by Mr. Presbrey and carried unanimously by the Board.