

MINUTES OF THE PLANNING BOARD MEETING OF JUNE 1, 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, Marc Tremblay, Bruce Ferreira, Mike Lupis, Jim Libby, Christopher Desjardins and Jeffrey Presbrey.

Members Absent: Leo Felice.

Others Present: Thomas Kravitz, Planning & Economic Development Director, and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

The Chairman acknowledged that Mr. Felice was unavailable this evening.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of May 4, 2009** were read. *A motion to accept the minutes as presented was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Correspondence from Paul MacDonald, an abutter, regarding Evergreen Estates
- RIDEM Notice of Permit Revision for the Barnes Property
- Zoning Board agenda for June 9, 2009

V. NEW BUSINESS:

Major Land Development:

Pine Ridge Village Planned Development (Age-Restricted), Steere Farm Road & Mowry Street, Harrisville; Map 176, Lots 3 & 5; Map 177, Lot 30: *Request for Extension of Preliminary Plan Approval:* Dr. Lucien Benoit and Mr. Joseph Houle, owners and developers, were in attendance to represent the request. Dr. Benoit informed the Board that because of the present economy, they were hesitant to begin construction of the project. They requested an extension of the Preliminary Plan approval for two years. Mr. Libby questioned whether the application would have to comply with any regulation changes, both State and Town, if updates are made during this two-year period. Mr. Kravitz said that he believed the plan would be grandfather in regards to our regulations; in regards to RIDEM, he would have to check with DEM. As there were no further questions, *a motion to grant the two-year extension of the Preliminary Major Land Development plan for Pine Ridge was made by Mr. Ferreira. The motion received a second from Mr. Desjardins and carried unanimously by the Board.*

Minor Land Development:

Town of Burrillville, 1477 Victory Highway, Oakland; Map 162, Lot 50: *Review of Final Plan for Addition & Renovations to the Police Station:* Mr. Marc Saccoccio, of Saccoccio Architects, was in attendance to answer any questions the Board may have regarding the final plan for the Police Station renovations. He told the Board that the

modifications requested by the Board at the Preliminary plan review have been incorporated into the plan:

- Landscaping plan – a letter has been received from the DPW Director, requesting a waiver from the required landscaping plan, as the both the Town and the Burrillville Garden Club will be planting and maintaining the landscaping with this project in an effort to reduce project costs;
- The plan has been redesigned and changed to accommodate additional parking spaces;
- The propane tank will be placed underground.

Mr. Partington asked if there were any questions from the Board members. Mr. Kravitz noted that there would be a porous parking lot, which would be the second such parking lot proposed in Town – the other being at Stillwater. Mr. Ferreira asked how the parking lot design would address any leaks from cars. Mr. Kravitz said the design allows for any leaks to filter into the ground and offered to provide the Board with copies of the cross-sections so that they can view the construction design. The idea of this concept is to allow for infiltration, and maintenance is provided with a vacuum truck to keep the voids clear of sand and sediment. He said that he would check the UNH website for additional information.

Mr. Ferreira asked if the generator would be self-contained. Mr. Saccoccio said he believed that it was but was unsure as to whether it was a propane generator or a diesel generator. Mr. Kravitz asked him to email the specifications and he would forward them to the Board members.

As there were no further questions from the Board, *a motion was made by Mr. Ferreira to grant a waiver from the landscaping plan requirement. The motion received a second from Mr. Desjardins and carried unanimously by the Board.*

A motion to grant approve of the Final Minor Land Development plan for the Town of Burrillville Police Station Additions & Renovations was then made by Mr. Libby, with the following Findings of Fact: in fulfillment of RIGL Section 45-23-60, the proposed land development is consistent with the Town's Comprehensive Plan, specifically Chapter III – Community Services & Facilities, Goal III.1; Policy III.1.b; Implementation Action III.1.b.1; the land development, as proposed, is in compliance with the Zoning Ordinance; the development will not cause negative environmental impacts per RIDEM Non-jurisdictional letter April 7, 2009; adequate, accessible frontage is available to Victory Highway. The motion received a second from Mr. Desjardins and carried unanimously by the Board.

VI. OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of May, Certificates of Completion were issued for the following: **Burrillville Police Station, Victory Highway, Oakland** (Final Minor Land Development Plan); **Industrial Foundation of Burrillville, Central Street & Clear River Drive, Mapleville** (Final Minor – 2 lots) and **Michael & Linda San Antonio & Pascoag Utility District, Rock Avenue, Pascoag** (Administrative – 2 lots).

The following plans were rejected as incomplete: **Bernhard E. Nordin III and Scott & Nicole Gaulin, Nichols & Colwell Roads, Nasonville** (Administrative – two lots). The following plans were endorsed: **Michael & Linda San Antonio and Pascoag Utility District, Rock Avenue, Pascoag** (Administrative – two lots) and **Industrial Foundation of Burrillville, Central Street & Clear River Drive, Mapleville** (Final Minor – two lots).

Planning Board Discussions:

Update on the Senior Center from the Senior Task Force Liaison for Discussion, Consideration & Action: Mr. Ferreira informed the Board that the Senior Task Force voted to apply for a grant from the Levy Foundation in the amount of \$15,000 for expenses associated with public relation efforts towards a bonding request. They intend to approach the Council sometime in June to request a special election. They are still under the assumption that the Senior Center will be placed next to the Police Station. Mr. Kravitz added that he has already submitted the grant request.

Mr. Kravitz then noted that it was almost time to start thinking about updating the Comprehensive Plan as the Town's approved plan will expire in March 2010. He stated that his goal is to reduce its size substantially and to provide much more photos and formatting changes to generate interest by making the document more readable. He added that he was contemplating petitioning the State for an extension of the current approved plan in order to obtain more current census information, which would be available in 2011. Mr. Libby suggested including preferred locations for the Senior Center in the Comprehensive Plan when conducting the update.

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.