

**MINUTES OF THE PLANNING BOARD MEETING OF FEBRUARY 1, 2010  
AT THE JESSE SMITH LIBRARY COMMUNITY ROOM  
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, Marc Tremblay, Leo Felice, Bruce Ferreira, Mike Lupis, Jim Libby, Christopher Desjardins and Jeff Presbrey.

**Others Present:** Ray Cloutier, Zoning Board Chairman, Thomas Kravitz, Planning & Economic Development Director, and Christine Langlois, Deputy Planner.

**II. ATTENDANCE REVIEW:**

The Chairman acknowledged that all members were present.

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meeting of January 4, 2010** were read. *A motion to approve the minutes as presented was made by Mr. Ferreira, seconded by Mr. Felice. Under discussions, Mr. Tremblay questioned whether Mr. Presbrey's statement in regards to his vote against the Wiesner subdivision plan was accurate. Mr. Presbrey stated that his denial was based more on the easement but didn't think it was relevant. As there was no further discussion, the motion carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

- Zoning Board Agenda for February 9, 2010

**V. NEW BUSINESS:**

**Minor Land Development:**

**Pascoag Library, Pascoag Ladies Library Association, Church Street, Pascoag; Map 174, Lot 83: Request for Extension of Preliminary Plan Approval:** Mr. Kravitz told the Board that the preparations for the Pascoag Library addition were taking a bit longer than had been anticipated. He noted the request was for an extension of the approval the Board granted in 2008. *A motion to grant a two-year extension of the approval for the Pascoag Library Preliminary Minor Land Development plan was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

**Northwest Community Health Care Building Addition, Bridge Way, Pascoag; Map 175, Lot 38: Conceptual Plan Review:** Attorney Robert Murray, of Taft & McSally, Peter Bancroft, of Well One, and Joe Casali, PE, of Joe Casali Engineering Co., were in attendance to represent the request. Attorney Murray told the Board that the application would require zoning relief and that he had hoped to receive a favorable advisory from the Planning Board; however, in discussions with Mr. Kravitz this afternoon, he was told that the submission was a concept and that no action would be taken by the Board this evening – only suggestions from the Board regarding the plan. He then turned the presentation over to Joe Casali.

Mr. Casali told the Board that the reason for the conceptual plan submission was due to the unique situation – the project is on an expedited timeframe - grant monies have been

received to pay for this project and all permits must be in place by June 1, 2010. Construction must be done by the end of the year. He explained that they wanted to receive any feedback from the Board prior to receiving the approvals from RIDEM, RIDOT, Burrillville Sewer Commission and Pascoag Water District. Any problems with the concept could be taken care of prior to submitting for approvals. He told the Board that the property is located at 36 Bridge Way – at the intersection of Sayles Avenue and the Bridge Way within the Village Commercial District as well as the Aquifer Overlay District, which requires multiple variances from the Zoning Ordinance. He noted that the Pascoag River flows immediately past the facility and would require RIDEM Wetlands approval as it is within the 200-ft riverbank setback. Soil evaluations were conducted and came in at 3½ feet. Rapid percolation will tie in later when the drainage plan is developed. Even though the site is primarily paved today, some of the rooftop runoff will be routed through a UIC system, for the improvement of water quality. The UIC permit will be an add-on to the Freshwater Wetlands permit. He stated that Flood elevation will not be a problem as the finished floor elevation is at 419.5 and base flood elevations at the site have been determined at 416.

In regards to the building improvements, Mr. Casali told the Board that proposal calls for the demolition of the existing connection and utilizing the footprint area, of slightly less than 3,000 square feet, for a new addition. The architects are currently preparing concepts with a proposed second floor, allowing for an additional 6,000 square foot of area. The existing sewer and water laterals are proposed to be used. Because of the property's location in the Aquifer Overlay District, the proposal will require a variety of variances from the Ordinance: minimum lot area, minimum frontage, front-, rear-, side-yard setbacks, parking requirements and wastewater usage. He noted that, by Ordinance, 36-parking spaces would be required; the proposal only allows for 10 parking spaces. Currently the facility utilizes the municipal parking lot but because the present handicap parking spaces will be eliminated with the new addition, the proposal provides handicapped parking in front of the facility by "bumping" out the existing sidewalk. He pointed out that the handicapped parking spaces would not be solely for the facility but for any of the neighboring businesses. This parking change would have to be approved by the State's Traffic Commission, which would also require a resolution from the Town Council. In regards to the wastewater usage regulations, the proposal has nine dentists and seven doctors, which would require over 3,500 gallons per day of water (250 gallons per dentist; 200 gallons per doctor). Reviewing the water calculations for the past two years, he noted that the facility's water use was still less than 900 gallons per day, but still would require relief from zoning. He then asked if there were any questions from the Board.

Mr. Ferreira asked if the new addition would exceed the minimum building height requirements. Mr. Casali said that he did not believe that it would, although they have not received the architectural drawings as of yet. He noted that the maximum height requirement is 35 feet and the proposed two stories would not exceed it. Mr. Ferreira then questioned whether the traffic pattern for Pascoag should be addressed by the Council at this time to potentially eliminate parking issues and traffic pattern problems in light of this development. Mr. Kravitz responded that this application should not be utilized as a vehicle to address existing circulation issues that can be dealt with separately by the Town Council through Chapter 26 of the Town's Code of Ordinance. Mr. Kravitz

asked Mr. Casali to provide the handicapped parking detail, from the information he handed out at the beginning of the meeting, on the preliminary plan sets. Mr. Casali said he would provide it on the next set of plans. Mr. Kravitz also asked for the elevations at the preliminary plan stage. Mr. Casali said that the architectural drawings were approximately 40% complete at this time.

Mr. Partington stated that he is in favor of placing services within the village district and making them more livable. Parking is an issue but there are not many choices so the Board should work to accommodate it. He said he prefers to see more economic activity within the Town centers.

Mr. Lupis questioned the proposed footprint with the possibility of a second floor. Mr. Casali said it was approximately 2,970 square feet. Mr. Bancroft noted that the architects have been instructed to design a single story building that can accommodate a second floor structurally. This will allow for a small area to accommodate an elevator and hallway for the elevator on the second floor.

Mr. Lupis then asked how many doctors and dentists are currently in the facility. Mr. Bancroft said that currently there are six doctors and three dentists – the addition would add one more doctor. In addition to the adding one more doctor, Mr. Bancroft said the project would eliminate the overcrowding of services. Mr. Lupis asked how many more patients would be utilizing the facility with this addition and how does it affect the traffic. Mr. Bancroft responded 20 to 30 more patients, between the hours of 8:30 a.m. and 8:00 p.m. – approximately 3,000 visitors to the Downtown area per year. Mr. Lupis said he did not see how this amount would not greatly impact traffic.

Mr. Libby also added that he is in favor of expanding services in the village center. He suggested adding information, regarding the reasons for the single story design, at this time, within the project narrative to strengthen the zoning variance request (i.e. second story addition is too cost prohibitive; additional parking area would be too close to the river.)

Mr. Presbrey said that he liked the plan and the fact that the proposed addition would match the existing brick structure. In regards to drainage, he questioned the direction of the overflow. Mr. Casali said that UIC had been designed today and that the design would attenuate and treat water quality more effectively than the existing system.

Attorney Murray again asked if the Board could offer a favorable recommendation to the Zoning Board this evening to eliminate having to delay the zoning hearing next week. Mr. Kravitz advised him that according to state statute, the Board must render a decision, which serves as the opinion. Conceptual plans do not require a vote. He added that it benefits the applicant should anyone appeal. He pointed out that the Board could offer a conditional approval of the Preliminary plan, when submitted, if all of the permits have not been obtained at that time, in order to move the project along.

**OTHER BUSINESS:**

**Report from Administrative Officer:**

Mr. Kravitz noted that during the month of January, Certificates of Completion were issued for the following: **Northwest Community Health Care Building Addition, Bridge Way, Pascoag** (Conceptual Minor Land Development); and **Irene Nolda, Central Street, Harrisville** (Final Minor – two lots). The following plan was rejected as incomplete: **JJP Pascoag, LLC/CVS, High Street, Pascoag** (Master Major Land Development – three lots). There were no plans endorsed during January.

**Planning Board Discussions:** Mr. Ferreira voiced concerns with easement language referring to the easement on the Wiesner subdivision plan last month. Mr. Kravitz stated that easement language is based upon the situation, the context of the property.

Mr. Tremblay questioned why the CVS submission was rejected as incomplete. Mr. Kravitz told the Board that the submission received did not contain the architectural drawings and elevations, which were the focus of the Board's comments at the last meeting. Mr. Libby questioned whether they had discussed changing the design. Mr. Kravitz said that the applicants said they would be submitting something the Board would like.

*A motion to adjourn was then made at 7:33 p.m. by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*