

**MINUTES OF THE PLANNING BOARD MEETING OF MAY 3, 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 7:04 p.m., Jeff Partington, Chairman, presiding.

Members Present: Jeff Partington, Marc Tremblay, Leo Felice, Bruce Ferreira, Jim Libby, Christopher Desjardins and Jeff Presbrey.

Members Absent: Michael Lupis

Others Present: Ray Cloutier, Zoning Board Chairman, Steve Rawson, Conservation Commission Chairman, Joe Raymond, Building/Zoning Official, Thomas Kravitz, Planning & Economic Development Director, and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

The Chairman acknowledged that Mr. Lupis was away on business.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of March 1, 2010** were read. *A motion to approve the minutes as presented was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Zoning Board agenda for May 11, 2010
- Letter, dated March 16, 2010 from Statewide Planning regarding the Town's Comprehensive Plan 5-year update

V. NEW BUSINESS:

Major Land Development:

JJP Pascoag, LLC & CVS, High Street & Route 100, Burrillville; Map 174, Lots 132 & 133; Map 191, Lots 114: Major Preliminary Plan Review/Public Hearing: Attorney Scott Partington, Mr. Steven Cabral, and Mr. James Cronin, of Crossman Engineering, Mr. John Racine, of RGB Architects, and Mr. John Pesce, of JJP Pascoag, LLC, were in attendance to represent the request. Before the presentation began, Mr. Kravitz presented to the Board a letter from the Burrillville Redevelopment Agency expressing support for the project as well as a letter of service from the Chief of the Pascoag Fire Department. Attorney Partington then began the discussion by addressing the areas of the project where the Board expressed concerns at the Master Plan review stage: the traffic circulation impact, the grade alterations and the proposed building design. He noted that the application had received all of the necessary variances that were requested from the Zoning Board. He then turned the presentation over to Jim Cronin, traffic engineer for Crossman Engineering.

Mr. Cronin told the Board that based upon the Board's discussion, from the Master Plan review, regarding the traffic in the vicinity of Dunkin Donuts and the office building opposite the CVS plaza, and its impact to the second access point, he had revisited the area and offered more specific traffic counts for existing and projected traffic volumes.

He noted the study took place mornings and afternoons and resulted in a level service A which is a good level of service with very little delay. He noted that he had attended a meeting with RIDOT, and noted the Board's issue regarding the proposed second access. RIDOT had not expressed any concerns but were reviewing the project as to whether to allow one or two means of access based upon their Access Management procedures. Attorney Partington added that RIDOT had not come to a final decision regarding their final recommendation on the permit but that he believed approval would be received within 30 days. He then turned the presentation over to Steve Cabral, of Crossman Engineering, regarding the issue of site grading.

Mr. Cabral began by offering an update on the RIDEM Freshwater Wetlands Permit. He noted that a permit request had been filed about a month ago but experienced a delay due to the Riverwalk being proposed to the edge of the property. He told the Board that RIDEM would not grant approval of the walkway unless they know the totality of the project as is outlined in their regulations; where the walkway would lead to in the future. After speaking with Mr. Kravitz, he said that the proposed solution to the problem is to keep the easement as proposed to the end of the property but only develop the walkway to the proposed open space area. The open space land will be cleared of any debris and create a circular walkway, with benches, in order to show RIDEM the totality of the project. By providing the easement, it still opens up the opportunity for further expansion of the walkway. He noted that the Conservation Commission had requested a 10-ft wide, stone access way to provide access for maintenance, and that the Conservation Commission had also provided technical comments regarding the drainage system which he would gladly address. Because of the delay, no one at RIDEM was reviewing the application.

In regards to the concerns with the grading and sloping in the parking lot area, at a Board member's suggestion, Mr. Cabral said that he has moved the topography closer to High Street to lower the grades to less than 5% - thereby making the final grades flatter. The final grades are: 4.2% upon entering the site; 3.8% in front of the CVS building; 4.2% in the vicinity of the transition from the CVS building and the restaurant; the main body of the parking lot at 2.2%. Under current conditions, the exit is at 16%/17%; standing at High Street looking into the site would have an asphalt wall of 6%; the eastern side at 5% and the west side of the access at 7%. Because of the differences in grading between the proposed CVS building and the restaurant, it had been suggested that the parking connection be severed, which had several benefits. However, CVS insisted on the direct connection in keeping with their business plan. It has been designed incorporating the Board's comments as well as maintaining safety.

One of the Conservation Commission's comments regarding drainage was to be assured that the final grading at the catch basins did not have runoff by-passing the culverts to High Street. Mr. Cabral stated that more details will be provided at the final plan to assure that water gets to the basins in accordance with the drainage plan design. At present the existing CVS building has no treatment for the drainage but contains a series of catch basins and drain lines on the property. He stated they had located an outfall, which they originally thought traveled out to High Street, but flows to the edge of the parking lot near the river. An underground detention system has been designed so that when the site is completely built, there will be no additional increase towards that

discharge area. Because of the amount of ledge that had been discovered, they could not design the system to maximize infiltration. Instead they created an underground detention system made of perforated pipe and crushed stone, which will both be wrapped with an impervious liner. The manhole has an orifice that limits the flow being able to handle the rooftop and rear parking lot drainage flow. The design calls for an 18" pipe reducing down to a 12" pipe, which the Conservation Commission recommends against. However, the impervious liner prevents sediment from clogging the 12" pipe as it flows from the 18" pipe. He then asked if there were any questions from the Board.

Mr. Presbrey first requested that all of the **comments from the Conservation Commission be addressed**, which he noted was covered by the previous discussion. He then requested that the **formal applications to the Pascoag Utility District and the Sewer Commission be filed and approved for permits**. Mr. Cabral noted that they are in receipt of comments from the Sewer Commission's engineer which can easily be addressed as the Board's comments are. For example, the Sewer Commission requested that because there are two different buildings on site, they provide two separate sewer lines, citing this as being part of their regulations. He stated that Crossman Engineers had originally designed the sewer connection utilizing one line between the buildings to the line in High Street. Mr. Presbrey then cited **issues with the stormwater post catchment plan and drainage calculations**. The catchments and areas should be revised to reflect grading or grading should be revised to reflect catchments. Mr. Cabral stated that more spot grades needed to be added to assure that the drainage gets to the catch basins. Mr. Presbrey then suggested that the **cemetery easement should possibly be added to the conservation easement**. Mr. Cabral said that at the final plan the cemetery easement will be included on the plan. Mr. Presbrey then stated that **Catch Basin I's rim height is greater than the plan elevation**, which will result in the water by-passing the catch basin. **The same is true for Catch Basin III**. Mr. Cabral agreed that all of the catch basins should be below the plan elevation. Mr. Presbrey noted that the plan calls for the use of **ADS pipe** requiring 1' of crushed stone cover plus pavement, **adding that not all of the piping contains this detail and must be addressed**. In **Note 6** Mr. Presbrey points out that the **"tees" proposed may not work with the shallow cover over the outlet pipes at the catch basins**. He further noted that the **rain garden has no freeboard above the outflow outlet**, maybe if the outlet rim is lowered, water will not overflow into the parking lot. Mr. Cabral said that it be lowered but it would not affect the drainage design. Mr. Presbrey then questioned the **removal of an 8" and 4" pipe from the existing catch basin** and the possible back up of the system. Mr. Cabral said that he would address that issue. Mr. Presbrey questioned the amount of **detail** provided for the **dewatering detail on page 9**. Finally, Mr. Presbrey stated that he felt the proposed **signage was too excessive**. Mr. Cabral told the Board that the sign page provided this evening is an attempt to provide a concept of the proposed signage. He stated that CVS will be handling the review of the proposed sign and that the sign should be designed to match the proposed building.

Mr. Libby questioned whether the regulations require the handicapped parking spot be placed immediately in front of the building and whether it was for visibility or distance to the entrance? Mr. Cabral said the regulations require placing the handicapped parking spot within the "closest accessible space", which is why it was placed in the corner next to the ramp. Mr. Libby suggested having a handicapped parking space in the rear of the

building, with a walkway along the building, to the entrance. This concept would be the same distance as what is being proposed, without the handicapped individual having to maneuver up a ramp, to a landing, then up another ramp to the entrance. It also saves on the cost of building the ramps. Mr. Cabral said that he agreed with Mr. Libby but because of the regulatory aspect, it must be visible. Mr. Libby then questioned why the ramp is five-feet in width when the regulations require three-feet. By making the ramp smaller, there is more room for landscaping. Mr. Libby also noted that the sidewalk walkway in front of the building is detailed as six-feet in width and questioned whether they would consider reducing the width to five-feet with a one-foot separation from the pavement. The existing wall height can be reduced from its proposed three-foot height and allow for the planting of ornamental grasses to soften the wall's look. He also noted, like Mr. Presbrey, that the proposed sign was too large.

Mr. Ferreira voiced concerns with trash being left at the walkway resting area. In regards to landscaping, he reiterated the need to keep the sight distance, at the intersection of Church Street and High Street, cleared enough for vehicles leaving the property. He questioned whether the traffic study took into consideration the small Pascoag Plaza on the corner of Church and High Street, immediately opposite the CVS Plaza. Mr. Cronin said that there were only two or three cars during the study. Mr. Ferreira stated that he still personally felt that the second egress should remain an exit only. Mr. Kravitz said that he had a conversation with RIDOT regarding this issue. The Access Management generally applies to a linear strip plaza, like Route 102, whereas this plaza is within the village center and would not apply. He noted that he had originally shared the same opinion as Mr. Ferreira but has come to realize in speaking with RIDOT that two-way traffic would work.

Mr. Felice questioned the reason for wrapping the perforated pipe in the underground detention. Mr. Cabral said it was to prevent any silt and sediment from entering into the surrounding crushed stone. Mr. Felice then asked what methods are in place to prevent the wrapping from clogging. Mr. Cabral said that there should be an annual inspection and flushing to keep the fabric from clogging and that one of the first sheets of the plan displays the maintenance plan.

Mr. Tremblay asked who would be responsible for the maintenance plan: CVS or the property owner. Mr. Cabral said that the owner of the property is responsible. Mr. Tremblay asked Mr. Kravitz what assurances the Town would have that the owner is taking care of this system. Mr. Kravitz said the Town should require annual inspection reports from the owner. Mr. Tremblay said the Board should consider requiring annual reports as a condition of the approval. He further added that he was not comfortable with the second proposed two-way access.

As there were no further questions from the Board members, Mr. Partington opened up the Public Hearing at 8:03 p.m.

Steve Rawson, Chairman of the Conservation Commission, noted that the Commission had suggested the applicant consider mechanical ledge removal vs. over blasting. Mr. Cabral said that they realize there is a certain amount of ledge removal that will need to be done and believes it will be removed in accordance with State Fire Code/Building

Code regulations; that they are not in a position to mandate mechanical removal methods. Mr. Rawson also noted that one of the members requested consideration for some plantings between the building façade and the pavement/sidewalk on the north and east sides of the building to soften the image and improve aesthetics. Mr. Cabral said that they were unable to address this issue as they are limited to the aesthetics within the CVS building envelope. The architect has attempted to address the concerns of the Board by providing building materials to help improve the aesthetics of the building. Mr. Rawson then questioned what type of sign is being considered for the tenant (the restaurant). Mr. Cabral referred this question to the architect. Mr. Rawson asked what they are proposing for the restaurant building's side façade. Mr. Racine stated that the existing "band" around the current structure will be covered with grey cement fiber board to resemble the proposal for the CVS building. He added that they have not determined the type of signage at this time.

Having no further questions from the public, the Public Hearing was closed at 8:09 p.m.

John Racine, of RGB, then addressed the Board's concerns regarding the proposed building from the Master Plan review. He told the Board that the latest plan they received reflects the owner's choice for building design and colors. He pointed out that once the grades were added, the slope changed the scale of elevation, further changing some of the proportions. He noted that although the Board had requested adding faux windows to the north elevation, once the grades were added and the brick water table adjusted, it was not feasible, so as a compromise additional trim was added within the panels and the top frieze area. He stated that the selected colors are in keeping with the "Cape Cod" appearance the Board is looking for: CVS red brick façade, Cape Cod grey fiber board siding, white fiber cement board in the gable area, with PVC white trim in atrium white, and pewter grey asphalt shingles. He noted that much of the architectural details from the proposed CVS building have been incorporated in the redesign of the portion of the existing building (housing the Chinese restaurant) that will remain. In regards to the wall that is proposed for the front of this structure, the proposal is for colored concrete, cast in place, with a stone texture and a black steel/iron railing system. The existing windows are proposed to remain. Mr. Ferreira then suggested that they consider changing the color of the gable for the restaurant to white, instead of grey, to match the CVS building. He questioned whether the proposed islands, in the parking lot, would be landscaped. Mr. Racine stated they would be. Mr. Libby suggested they continue the landscaping along the foundation of the tenant's building to cover the exposed foundation. He questioned whether the height of the wall could be readjusted to reduce the rail height to eliminate the need for down rails. Mr. Racine said he would check into it. Mr. Libby also questioned the loading dock area for the restaurant and whether they would require a dumpster. Mr. Racine said that there are only small pickup truck deliveries – no large tractor-trailers – so a loading area is not necessary. He stated that a dumpster would not be required but was unable to tell the Board how the restaurant gets rid of their trash.

Noting that the plan still requires review and approvals from the RIDOT, RIDEM, Burrillville Sewer Commission and Pascoag Utility, Attorney Partington requested conditional approval be considered. Chairman Partington suggested combining the Preliminary & Final approvals. *A motion to continue the Preliminary Major Land*

Development CVS Project Plan review was made by Mr. Ferreira until all permits/approvals have been received. The motion received a seconded from Mr. Tremblay and carried unanimously by the Board.

OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the months of March and April, Certificates of Completion were issued for the following: **Oakland Village, Victory Highway & Oakland School Street, Oakland** (Final Major Subdivision – 20 lots); **Paul Lefebvre, Wallum Lake Road, Pascoag** (Administrative – Survey Plan); and **JJP Pascoag, LLC/CVS, High Street, Pascoag** (Preliminary Major Land Development – three lots). The following plan was rejected as incomplete: **Thomas & Jane Tatro, Edgewood Road, Harrisville** (Preliminary Minor Subdivision with road – 2 lots). The following plans were endorsed: **Oakland Village, Victory Highway & Oakland School Street, Oakland** (Final Major Subdivision – 20 lots); **Irene Nolda, Central Street & Clear River Drive, Harrisville** (Final Minor Subdivision – two lots); and **Paul Lefebvre, Wallum Lake Road, Pascoag** (Administrative – Survey Plan).

Planning Board Discussions: The Board inquired as to why the Town Council has not yet received the March 15th letter in which the Board requests the opportunity to review and offer input on proposed Town land development projects. Mr. Kravitz stated that he had felt it unnecessary as it appears the issue of the landfill capping project, in regards to erosion and sediment control, has been addressed. The Board stated that the intent of the letter was to advise the Council of their wish to provide helpful input whenever the Town is involved in a land development project – as is stated in the Zoning Ordinance. They requested that a new correspondence be sent advising the Council of their desire to work with them. Several members also stated that they would attend the Council meeting when the letter was on the Council's agenda.

Mr. Kravitz told the Board that he is in the process of setting up an informal committee in order to establish areas in Town that can be incorporated into the Heritage Landscape Inventory as part of a grant from the Blackstone Valley National Heritage Corridor. He would like to have one member of the Board serve on this committee. The first meeting has been scheduled for Thursday, May 20th at 7:00 p.m. in the Carlton Brown Building.

A motion to adjourn was then made at 8:40 p.m. by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.