

**MINUTES OF THE PLANNING BOARD MEETING OF SEPTEMBER 13, 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 7:01 p.m., Jeff Partington, Chairman, presiding.**

**Members Present:** Jeff Partington, Marc Tremblay, Leo Felice, Bruce Ferreira, Michael Lupis, Christopher Desjardins and Jeff Presbrey.

**Members Absent:** Jim Libby.

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

**II. ATTENDANCE REVIEW:**

The Chairman acknowledged that Mr. Libby was unavailable tonight due to a family obligation.

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meeting of August 2, 2010** were read. *A motion to approve the minutes, with revisions, was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

- Zoning Board September 2010 Agenda
- RIDEM Notice for property located on Wallum Lake Road

**V. NEW BUSINESS:**

**Major Land Development:**

**Harrisville Village, Mowry Street & Steere Farm Road, Harrisville; Map 160, Lot 34: Unit Modification to Final Plan:** For the benefit of the audience, Mr. Kravitz stated that normally he is able to project on the screen any drawings the Board has received for review on the agenda; however, due to technical problems, he said that he would pass around his paper copy to the audience as there were only a few people present. Mr. Mark Bard, developer of Harrisville Village, proceeded to begin his presentation. He told the Board that the plan before them tonight represents a few minor changes to the housing units of Harrisville Village – basically changing several duplex units from existing townhouse styles to single-levels, and breaking up the four-units into duplex-units. The changes affected the following units:

- Building #14 – duplex into single-level units
- Buildings #16 – four-unit into two duplex single-level units (#16 & #21)
- Buildings #21 – four-unit into two duplex single-level units (#22 & #23)

He noted that the sewer and water line connections would remain the same. The reason for the change is the demand for single-level units as well as the fact that the interior units of the four-unit buildings are more difficult to sell than the two outer units. He did note that a few curb cuts would have to change. 911 numbering would remain the same.

He added that if the Board chooses to approve the plan, he would request his architect to prepare the building designs. He then asked if there were any questions from the Board.

Mr. Presbrey voiced concerns with the increase in curb cuts, particularly the proposed curb cut for the northerly unit at Building #14 being located on the curve of Jefferson Road. Mr. Bard said that there is virtually no traffic on Jefferson – probably only 5 cars per day. When the surveyor went on site to shoot the grades for the proposed changes, they discovered that there was more space and the land was more level than had previously been determined when in the planning process. They were afraid with the previous plan that there would be too much of a drop off with the driveway to place the curb cut on the corner. Mr. Presbrey stated that he also had a problem with the increased amount of impervious surface because of the proposed single-level units and the potential increase in runoff. Mr. Bard said that it was only an impervious surface increase of about 15% and that the runoff would not increase – there is adequate drainage on the entire site. The grades will not change. Mr. Presbrey requested that the Board be provided with additional details in regards to drainage, grading and wetlands.

Mr. Desjardins stated that he did not have any problems with the proposed changes.

Mr. Lupis said that he was also concerned with the driveway curb cuts for Building #14, but reviewing the overall plan, the roadway is curvy and a few other driveways for other units are on curves. He asked if it would be possible to adjust the driveway away from the radius. Mr. Bard said that they could try to move the building up a little. Mr. Lupis added that safety was his main concern.

Mr. Ferreira said that he was happy that the plan was being changed to allow for several single-level units as he recalled in previous conversations the topic had arisen. He said that he, too, was concerned with the curb cuts on the curve for Building #14, especially in the winter when the snow piles up. Mr. Bard said that they make sure to remove as much snow as possible to assure there are no safety issues. Mr. Ferreira also voiced concerns with the increased impervious surface and runoff as Mr. Presbrey had previously mentioned. Mr. Bard said that he was staying within the original footprints and that he is not altering the existing terrain.

Mr. Felice said that he did not have any issues with the requested changes.

Mr. Tremblay reiterated Mr. Presbrey's concerns with drainage. He suggested that Mr. Bard consider revisiting the drainage calculations, which were previously established for the development during its initial review, and base the new calculations on 15% more impervious surface flowing through the system to be sure that the system is adequate. Mr. Bard pointed out that the development did not experience any damage during the 100-year storm that had occurred earlier this year, although the State requires calculations for 25-year storms. Mr. Tremblay stated that things would be different when the project is built out. Having calculations on record with the Town would protect himself and the Town. Mr. Kravitz asked that the plans contain a professional engineer's stamp and that he wouldn't accept any plan that did not have a P.E. stamp of a registered engineer.

As there were no further questions from the Board, *a motion to approve the modifications to the Harrisville Village Final Land Development Plan was made by Mr. Presbrey as depicted in the package, with the requirement that drainage calculations be addressed and reviewed by a registered professional engineer and submitted to the Town Planner; and architectural consistency with the rest of the development be maintained; and architectural plans also be submitted to the Town Planner for his review. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

**OTHER BUSINESS:**

**Report from Administrative Officer:**

Mr. Kravitz noted that during the month of August, a Certificate of Completion was issued for the following: **Dennis & Nancy Tetreault and Donna Lee Marcoux, Rock Avenue, Pascoag** (Administrative – 2 lots). The following was plan was rejected as incomplete: **Bernhard E. Nordin III and Scott R. & Nicole Gaulin, Colwell & Nichols Rod, Nasonville** (Administrative – 2 lots). The following plan was endorsed: **Dennis & Nancy Tetreault and Donna Lee Marcoux, Rock Avenue, Pascoag** (Administrative – 2 lots).

**Planning Board Discussions:** Mr. Tremblay questioned whether the Planning Department had received a copy of the Conservation Commission's letter to RIDEM regarding a formal wetlands alteration application filed for property on Wallum Lake Road in Pascoag. Mr. Kravitz stated that he had seen an email from the Conservation Commission Chairman containing a draft of the letter but had not received an official copy. He said that he would check with the Chairman to get a copy and provide it to the Board.

Having nothing further for discussion, *a motion to adjourn was then made at 7:36 p.m. by Mr. Ferreira, seconded by Mr. Ferreira and carried unanimously by the Board.*

Recorded by: \_\_\_\_\_  
M. Christine Langlois, Deputy Planner