

**MINUTES OF THE PLANNING BOARD MEETING OF NOVEMBER 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 7:03 p.m., Jeff Partington, Chairman, presiding.

Members Present: Jeff Partington, Marc Tremblay, Leo Felice, Dov Pick, Michael Lupis, Jim Libby, Christopher Desjardins and Jeff Presbrey.

Members Absent: Bruce Ferreira.

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

II. ATTENDANCE REVIEW:

The Chairman acknowledged that Mr. Ferreira was unavailable tonight due to a family vacation.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of September 13, 2010** were read. *A motion to approve the minutes was made by Mr. Presbrey, seconded by Mr. Desjardins and carried unanimously by the Board.*

IV. CORRESPONDENCE: none.

V. NEW BUSINESS:

Major Land Development:

JJP Pascoag, LLC/CVS, High Street, Pascoag; Map 174, Lots 132 & 133; Map 191, Lot 114: Major Preliminary Plan Review (cont'd from May 3, 2010): 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. Attorney Partington outlined what had transpired at the last meeting in May – public hearing was closed; more comments and questions of the experts that were present; his request for a conditional approval; the Board's request that all permits be submitted prior to approval. He stated that all of the necessary approvals have been received and submitted; all of the experts are available tonight for any additional questions. He pointed out that in light of the RIDOT approval, and in keeping with the suggestion from a few Board members, the plan has been revised to reflect that the access near Church Street will be a two-way entrance; the access closest to Dunkin Donuts would remain a one-way exit.

Chairman Partington then asked for comments from the Board.

Mr. Presbrey stated that he had several comments regarding the revised plans:

1. The new easement to the cemetery, shown on Sheet C-6, requires a metes & bound description by the final plans, and appears to be proposed, along the back

of the property, on an adjacent parcel. This should be addressed prior to transferring property. Mr. Cabral stated that because of the topographical difference between the CVS land and the proposed town property, they thought it best to place the easement entirely on the proposed town property. The metes & bounds description will be addressed by the final plan submission.

2. The handicapped parking detail, shown on Sheet 13, needs to be corrected to coincide with the detail on Sheet C6.
3. Catch basins 1, 2 and 4 are graphically displayed on the plans as they appear to be double graded catch basins; however the only place they are defined as “double grade catch basins” is in the chart, as a “2” next to each basin, and does not explain well.
4. Ductile iron is proposed as covering for the piping to the catch basins as outlined on Sheet 7 under comments; however it is not reflected in the detail for catch basin 2.
5. The elevation 430 in the northeast corner of the proposed detention system needs to be covered as protection during the construction phase.
6. The detail for the ADS pipe, in Sheet 7, calls for either gravel borrow or crushed stone 12” above the piping for the detention system. He suggested the use of crushed stone.

Mr. Libby asked for clarification as to the proposed signage – would it be submitted separately for the Board’s review as was previously discussed. Attorney Partington said that the signage proposal would be submitted to the Board for review at a later date.

Having no further questions from the Board, *a motion was made by Mr. Libby to approve the Preliminary Major Land Development project for CVS in accordance with RIGL 45-23-60:*

- *The proposed development is consistent with the Comprehensive Community Plan sections: Chapter VII, Economic Development, Goals VII.1 and VII.2; Policy VII.2.a, and Implementation Action VII.2.a.2; Chapter IX Land Use, Goals IX.1 and IX.2, Policies IX.1.a, IX.2.a, IX.2.d, and IX.2.e; Implementation Actions IX.1.a.6 and IX.2.d.4;*
- *The proposed development is in compliance with the general purpose and intent of the Burrillville Zoning Ordinance;*
- *Based on the site plan design, existing improvements and proximity of proposed improvements to adjacent wetlands, at this stage in the review process, it appears that there will be no significant negative environmental impacts from the proposed development as shown on the Preliminary Plan application;*
- *The land development, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable;*
- *The proposed land development has adequate and permanent physical access to High Street, which is a public street;*
- *The land development plan is also consistent with RIGL Section 45-23-30 General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules; Subsections 1 thru 8.*

- *And that the final plan submission may be reviewed administratively through the Planning Department.*

The motion received a second from Mr. Desjardins. Under discussions Mr. Felice requested that it be stated that the approval included all of the improvements except for the signage, which will be addressed at a later submission. Mr. Libby amended his motion to include the change; the amended motion was seconded by Mr. Desjardins and carried unanimously.

OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the months of September and October a Certificate of Completion was issued for **Brion & Tracey Stultz and Ann Dimuccio, Cherry Farm Road & Sherman Farm Road, Harrisville** (Administrative – 2 lots). There were no plans rejected as incomplete and no plans endorsed.

Planning Board Discussions:

Election of Officers: Mr. Partington noted that he was presently the Chairman, Mr. Libby was Vice-Chairman and Mr. Ferreira was Secretary. He asked the Board for nominations for any of the positions. Having received none, *a motion was made by Mr. Presbrey to endorse Mr. Partington as Chairman, Mr. Libby as Vice-Chairman and Mr. Ferreira as Secretary. The motion received a second from Mr. Lupis and carried unanimously by the Board.*

Mr. Partington then welcomed Dov Pick as the newest member of the Planning Board.

Mr. Presbrey asked Mr. Kravitz if the Planning Department had received a revised drainage plan from Mr. Bard, the developer of Harrisville Village, which was requested at the last Planning Board meeting. Mr. Kravitz said that nothing was received and that he would contact Mr. Bard to request it.

Having nothing further for discussion, *a motion to adjourn was then made at 7:20 p.m. by Mr. Desjardins, seconded by Mr. Felice and carried unanimously by the Board.*

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