

**MINUTES OF THE PLANNING BOARD MEETING OF AUGUST 1, 2011
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., Leo Felice, Vice-Chairman, presiding.

Members Present: Leo Felice, Marc Tremblay, Rick Lemek, Bruce Ferreira, Michael Lupis, Dov Pick, Christopher Desjardins and Jeff Presbrey.

Members Absent: Jeff Partington.

Others Present: Joseph Raymond, Building/Zoning Official, Thomas Kravitz, Planning & Economic Development Director, and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

The Vice-Chairman acknowledged that all members were present with the exception of the Chair who is away on vacation.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of July 11, 2011** were read. *A motion to approve the minutes was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

IV. CORRESPONDENCE: none

V. OLD BUSINESS:

Minor Subdivision:

Pascoag Village, South Main Street, Reservoir Road & George Eddy Drive, Pascoag; Map 210, Lot 23: *Preliminary Plan Review (cont'd from the June 6, 2011 meeting):* Noting that no one was in attendance representing this request, Mr. Felice presumed that the required Conservation Easement has still not been completed, and stated that he would entertain a motion to continue the review to the next Planning Board meeting. *A motion to continue the Pascoag Village Preliminary Plan review to the September 2011 meeting was made by Mr. Presbrey, seconded by Mr. Ferreira and carried unanimously by the Board.*

VI. NEW BUSINESS:

Minor Subdivision:

Hill Top Acres, Round Top Road, Harrisville; Map 21, Lot 5: *Preliminary Minor Rural Residential Compound Review: (cont'd from the February 7th meeting):* Before the discussion began, Mr. Felice noted that it has come to the Board's attention that there may be a discrepancy in the true owner of this parcel of land. He asked if anyone was in attendance regarding this request. Both Stewart Alles and Steve O'Connell, engineer, were present to address this request. Mr. Alles stated that he had submitted a title search proving his wife owned it, showing title "all the way down to her owning it". Mr. Kravitz told him that the Assessing records show that the parcel is owned by Stewart and

Judith Alles and added that upon the advice of the Town Solicitor, it was suggested that the true owner meet with him and sign the paperwork joining in with the application.

Based upon this information and the advice of the Town Solicitor, Mr. Felice requested a motion from the Board to continue the review until such time when the ownership issue has been resolved. *A motion to table the review until the ownership problem is resolved was made by Mr. Ferreira, seconded by Mr. Presbrey and carried unanimously by the Board.*

Major Land Development:

Harrisville Village, Steere Farm Road & Mowry Street, Harrisville; Map 160, Lot

34: Request for Release of Letter of Credit for Sidewalks Construction on Mowry Street:

Mr. Kravitz informed the Board that the sidewalks on Mowry Street from the entrance to Harrisville Village to Harrisville Main Street are currently under construction, as evidenced by photos in his monthly report. He noted that the developer for Harrisville Village entered into an agreement with the DPW and had provided funds to cover his obligation in the cost for the sidewalk construction. These funds have been submitted to the Planning Department, and the Board could consider the release of his letter of credit. *A motion was made by Mr. Ferreira to grant the release of the Letter of Credit in the amount of \$80,000 currently being held by the town as surety for the Mowry Street sidewalks construction. The motion received a second from Mr. Desjardins and carried unanimously by the Board.*

VII. OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of July, no Certificates of Completeness were issued, no plans were rejected as incomplete and no plans were endorsed.

Planning Board Discussions: Mr. Lemek received a “welcome back” from the Board members.

Mr. Kravitz then informed the Board that he has completed his updates to the Town’s Comprehensive Plan, as mandated by State Law. Those updates were reviewed, by the State, on a preliminary basis. He is ready to submit the changes to the Board at their next meeting in September – first for their review and comment and then for the public hearing stage at the October meeting.

The Board then went into a discussion of alternative sources of energy, such as wind power and hydro, and the pros and cons of both. It was suggested that language be incorporated into the Comprehensive Plan, along with the updates changes, addressing the alternative sources of energy.

Having nothing further for discussion, a motion to adjourn was made by Mr. Ferreira at 7:18 p.m. The motion received a second from Mr. Lupis and carried unanimously.

Recorded by: _____
M. Christine Langlois, Deputy Planner