

**MINUTES OF THE PLANNING BOARD MEETING OF SEPTEMBER 12, 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 7:03 p.m., Bruce Ferreira, Secretary, presiding.

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

Members Absent: Jeff Partington and Leo Felice.

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

II. ATTENDANCE REVIEW:

The Secretary that all Mr. Partington and Mr. Felice were excused. All other members were present.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of August 1, 2011** were read. Mr. Presbrey requested a correction to the attendance section, which listed him as absent, when he was in attendance for the meeting. *A motion to approve the minutes, with the correction, was then made by Mr. Presbrey, seconded by Mr. Desjardins and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- RIASLA Chapter Newsletter Article on Bike Paths

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 6/6; 7/11; 8/01/2011 meetings):* Mr. Kravitz informed the Board that the Conservation Easement has still not been received. *A motion to continue the Pascoag Village Preliminary Plan review to the next available meeting when the Conservation Easement has been submitted to the Planning Department was made by Mr. Ferreira, seconded by Mr. Lemek and carried unanimously by the Board.*

VI. NEW BUSINESS:

Minor Subdivision:

John & Adele Barnatowicz, Smith Road, Burrillville; Map 124, Lot 10: *Preliminary Plan Review:* Mr. Barnatowicz was in attendance to represent his request. He noted that he was expecting his surveyor but that he had not yet arrived. *A motion to continue the review later in the agenda was made by Mr. Tremblay, seconded by Mr. Lemek and carried unanimously by the Board.*

Review of Comprehensive Plan Updates: Mr. Kravitz told the Board that the changes he had recently made to the Town's Comprehensive Plan was part of a periodic five-year update of the plan required by the State and due to the fact that the Plan had expired in March 2010. He noted that he had conducted the updates and submitted the draft copy to the State for their preliminary comments. The comments were received back, which have been included in the update and presented to the Board for their review and comment. He stated that it was his intent to hold a public hearing on the changes at the Board's next meeting of October 3rd. The plan would then be forwarded to the Town Council, for an additional public hearing, and then formally passed along to the State for acceptance. He told the members that he had included language addressing alternative forms of energy (i.e. wind, water) in regards to goals, policies and implementation actions, as was discussed last month by the Board. He also noted that the 2010 Census information has recently become available and will be incorporated into the Plan.

He then told the Board that the State has recently changed the Comprehensive Planning & Land Use Acts requirements from a periodic five-year update and a full update every ten years, to a periodic ten-year update with a full update required in 20 years.

The Board did not have any problems with the proposed changes but did request that Mr. Kravitz prepare an executive summary of the changes when the Public Hearing takes place next month.

John & Adele Barnatowicz, Smith Road, Burrillville; Map 124, Lot 10: *Preliminary Plan Review:* Noting that his surveyor had still not arrived, Mr. Barnatowicz told the Board that it was his intent to subdivide his property to create a 5-acre lot that contains his existing home, with the remaining 59± acres as another lot. He explained that he was applying for a reverse mortgage and that the bank would place the reverse mortgage on the newly created 5-acre lot, thereby protecting the remaining 59± acres for his children. Several members of the Board voiced concerns with the test pit area of the larger lot conforming to zoning regulations, particularly the lot depth. Mr. Kravitz provided a GIS map highlighting the proposed new lot with the existing house and the remaining land area. He pointed out that there was sufficient lot depth as there was approximately 208 feet and the zoning regulations require 40 feet for both rear and front-yard setbacks. He also noted that he had contacted RIDEM in regards to the soil evaluation test and found out that RIDEM had waived the test pit review. The test pit results show that the water table is at 10 feet. *A motion to approve the Barnatowicz Preliminary plan was made by Mr. Presbrey as the subdivision is consistent with the Comprehensive Plan, Chapter V – Housing, Implementation Action V.1.a.1; the application is in conformance with the Town's Zoning Ordinance regarding lot dimension and use; there will be no negative environmental impacts as evidenced by the Site Evaluation Form Soil Profile Description Application 1103-0707; the subdivision will not result in the creation of unbuildable lots; the subdivision will create two lots that will have adequate and permanent physical access to Smith Road; and that the final plan submission can be handled administratively by the Administrative Officer. 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 August, Certificates of Completeness were issued for John & Adele Barnatowicz, Smith Road, Burrillville (Preliminary Minor – two lots); Pascoag Reservoir Association, Pl#5 Lake Drive, Burrillville (Administrative – Existing Conditions plan); The Estate of Pauline Rabideau, Steere Farm Road, Harrisville (Final Minor – two lots); and Dennis & Joan Ballou and Shane McConnell, Sherman Farm Road, Harrisville (Administrative – two lots). A plan for The Monteiro Plat, 370 Barnes Road, Burrillville (Preliminary Minor – two lots) was rejected as incomplete. The following plans were endorsed: Pascoag Reservoir Association, Pl#5 Lake Drive, Burrillville (Administrative – Existing Conditions plan); The Estate of Pauline Rabideau, Steere Farm Road, Harrisville (Final Minor – two lots); and Dennis & Joan Ballou, Sherman Farm Road, Harrisville (Administrative – two lots).

Planning Board Discussions: The Board questioned why the existing pine trees were removed at the new CVS building construction site, as they were to be included in the new entrance landscape design. Mr. Kravitz told them that the trees were removed because of the sewer line connection. He said that he had received a letter from CVS and that they intended to adhere to all other elements of the approved landscape design.

Having nothing further for discussion, a motion to adjourn was made by Mr. Lemek at 7:42 p.m. The motion received a second from Mr. Pick and carried unanimously.

Recorded by: _____
M. Christine Langlois, Deputy Planner