

**MINUTES OF THE PLANNING BOARD MEETING OF NOVEMBER 7, 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., Jeffrey Partington, Chairman, presiding.

**Members Present:** Jeffrey Partington, Marc Tremblay, Rick Lemek, Leo Felice, Dov Pick, Christopher Desjardins and Jeff Presbrey.

**Members Absent:** Bruce Ferreira and Michael Lupis.

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

**II. ATTENDANCE REVIEW:**

Mr. Partington acknowledged that Mr. Ferreira was away on vacation and Mr. Lupis had experienced a death in the family.

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meeting of October 3, 2011** were read. *A motion to approve the minutes, as present, was made by Mr. Presbrey, seconded by Mr. Pick and carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

- Zoning Board Agenda for November 8, 2011
- Correspondence from Crossman Engineering regarding a meeting with the Planner at the site of the new CVS expansion project.

**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; 9/12; 10/03/2011 meetings):* Terri Barbosa, of NeighborWorks of the Blackstone River Valley, Attorney Scott Spears and John Mensinger, Surveyor, were in attendance to represent the request. Ms. Barbosa told the Board that they were here to answer any questions regarding the subdivision plan. Mr. Kravitz noted that there were several minor changes to the plan since it was first submitted. He also noted that the conservation easement that was submitted for the open space lot had been reviewed and approved by the Town Solicitor.

Mr. Tremblay pointed out that the language of the conservation easement that was submitted to the Planning Board just covers the basics of any conservation easement but does not provide any guidelines on use of the land - who is responsible for maintaining the access? Will there be a management plan? Is there an allowance for forestry and/or wildlife activities on the property? And if so, under what guidelines? Attorney Spears noted that the development would be under a condominium-type of ownership with an

association, who will be responsible for these kinds of things. When the legal documents are submitted under the Preliminary-Final plan, they would be amenable to entertaining ideas, concepts and suggestions regarding these issues as contained within the condo documents. Mr. Tremblay voiced concerns with the simplistic nature of the language contained within the easement and asked for more specific language to address his concerns, noting the importance of a management plan for the open space area. Mr. Presbrey questioned when it the process would the management plan be developed? Attorney Spears stated that the issue would be addressed during the Preliminary Plan review [of the Major Land Development plan]. Mr. Tremblay said that he could present the conservation easement discussed this evening to the Conservation Commission and work with them on developing the specifics for review by the applicants.

Mr. Pick questioned who was drafting the association documents? Attorney Spears stated that his law firm was writing them. Mr. Pick then questioned whether subsequent owners of the properties would be subject to the adopted association requirements. Attorney Spears said they would because of a deed description on each unit.

Mr. Kravitz questioned what the cross-hatched area adjacent to Parcel C represented. Mr. Mensinger explained that it was a small area where he could not establish ownership, although the Assessing Department claims that the area belongs to the applicant. He said that he was not comfortable with incorporating this area into the applicants' holdings without being able to trace correct ownership.

*As there were no further questions from the Board , a motion was made by Mr. Presbrey to approve the minor subdivision plan for Pascoag Village as the plan is in conformance with the Town's Comprehensive Plan; the subdivision is in compliance with the Zoning Ordinance; there will be no significant negative environmental impacts from the subdivision; the subdivision will not result in the creation of unbuildable lots; and all lots in the subdivision have adequate and permanent physical access to a public street; conditioned upon the distance corrections to the open space lot (Parcel C) and the Conservation Easement for Parcel C being modified to include a Management Plan for the open space. The motion received a second from Mr. Felice and carried unanimously by the Board.*

Mr. Kravitz asked if the Final Plan submission could be handled administratively through the Planning Department. The Board did not have a problem with it.

## **VI. NEW BUSINESS:**

**Harrisville Village, Steere Farm Road & Mowry Street, Harrisville; Map 160, Lot 34:** *Request for Bond Reduction:* The Board reviewed a request from Mark Bard, the developer of Harrisville Village, for a reduction in the bond amount of \$180,000 currently held by the Town for completion of the roadway within the development. They also reviewed correspondence from Jeff McCormack, DPW Director/Engineer, who had conducted an inspection of the project and had established the revised bond amount at \$84,000. *A motion to approve the request from Harrisville Village for a reduction of the*

*bond amount from \$180,000 to \$84,000 based upon correspondence received from the DPW Director was made by Mr. Felice, seconded by Mr. Lemek and carried unanimously by the Board.*

**OTHER BUSINESS:**

**Report from Administrative Officer:**

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

**Planning Board Discussions:**

**Election of Officers:** *A motion was made by Mr. Presbrey to retain Mr. Partington as Chairman, Mr. Felice as Vice-Chairman and Mr. Ferreira as Secretary. The motion received a second from Mr. Tremblay and carried unanimously by the Board.*

*A motion to adjourn was then made by Mr. Tremblay at 7:28 p.m. The motion received a second from Mr. Pick and carried unanimously.*

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