

**MINUTES OF THE PLANNING BOARD MEETING OF JUNE 4, 2012
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., Jeffrey Partington, Chairman, presiding.

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

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

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that all members were present.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of March 5, 2012** were read. *A motion to approve the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Zoning Board Agenda for June 2012
- Correspondence from the State of Rhode Island certifying approval of the Comprehensive Plan Five-Year Update

V. NEW BUSINESS:

Hill Farm Estates, West Road, Harrisville; Map 72, Lots 11 & 12; Map 73, Lots 1 & 2: *Request for Reduction in Performance Bond Amount:* The Board reviewed a bond reduction request letter received from Albert Gizzarelli, developer for Hill Farm Estates, who was in attendance, as well as correspondence from the DPW Director/Engineer in reply to the request. *A motion to approve the request for a Performance Bond Reduction by \$130,000 to \$10,000 as suggested by the DPW Director/Engineer was made by Mr. Felice, seconded by Mr. Ferreira and carried unanimously by the Board.*

Stanley Tree Service, Inc., Victory Highway, Burrillville; Map 114, Lots 44 & 57: *Conceptual Minor Land Development Plan:* Attorney Lloyd Gariepy, Stan and Michael Zuba, and Marc Nyberg, of Marc Nyberg Associates, were in attendance to represent the request. Attorney Gariepy began the discussion by stating that his client has signed a purchase & sales agreement for two adjacent lots along Victory Highway for the purpose of relocating his business, Stanley Tree Service. He noted that the proposed activities for the site would include the tree service, as well as the processing of wood chips, yard mulch and fire wood. There would be outside storage of the vehicles, as well as repair of vehicles, although most of the vehicles are stored nightly on the various job sites. The business would also conduct retail and wholesale sales of the mentioned by-products. He added that Mr. Zuba is looking to have a good working relationship with the Town by

making sure that the project is completed as outlined on his proposed plans. He then turned the presentation over to Mr. Zuba.

Mr. Zuba stated that he started the tree business in 1986 as a small operation and has been relatively successful over the years to a point where they now need a facility. He noted that he would like to build a facility that is pleasing to the public and functional for their business. The proposed site is large enough that the operations will not overflow and max out to every property line. The property also allows for natural screening to remain so that most of the operation is out of sight. He asked if the Board members had any questions or concerns.

Mr. Lemek, noting that he has seen Stanley Tree Service vehicles on Pound Hill Road and an office location on Great Road in North Smithfield, asked if they were consolidating their operations into one location. Mr. Zuba said that they would be consolidating their operations at this new site. Mr. Lemek asked how loud the chipping and logging activities would be. Mr. Zuba stated that this portion of the operations would not be a very large venture. Currently the firewood is strictly log-length firewood and they don't anticipate getting into a logging operation. Basically the logs would be brought in, sorted through, with some being sent to the saw mill, and the rest cut to log-length. If they did venture into the firewood business in the future, it would entail the use of a firewood processor, with an 85-hp motor, but he is not anticipating this service at this time. Mr. Lemek then questioned the chipping aspect that was mentioned, pointing out that most of the time chipping takes place at the site. Mr. Zuba noted that the business right now waste a lot of time bringing wood chips to various locations, at least a half-hour to 45 minutes. They would like to have the driver bring the chips back to the yard, and dump the chips for wholesale unprocessed, or re-grind them, color them and sell them as mulch. He handed out a brochure of the type of machinery that would be used to regrind the wood chips. He estimated that they would produce, on average, 100 yards of mulch per week. Mr. Lemek then asked if there was potential for new hires. Mr. Zuba said that they currently have 15 employees and 20-24 that work out of their Pound Hill facility, strictly for National Grid projects. He stated that the number has actually been shrinking.

Mr. Tremblay questioned whether the area was zoned for retail use. Mr. Partington noted that Roots & Shoots Nursery is located immediately behind the parcels. Mr. Kravitz stated that both he & Joe Raymond, Zoning Official, reviewed the proposal with the Zoning Ordinance before it was presented to the Board. Mr. Zuba added that the retail sales he was referring to was the processed wood chips, for homeowners on Fridays and Saturdays – in the spring maybe Monday thru Friday for landscapers.

Mr. Felice pointed out that his only concern was with noise from the operation. Mr. Zuba stated that he has never done the wood chipping process himself – he has only spoken with individuals at trade shows; however the machine that he is contemplating is designed for smaller operations. He is only looking to take a by-product of his business and do something with it. The process will be located on the site in an area where the

grades will work to reduce the sound. He noted that most of the abutters in the area comprise of commercial ventures.

Mr. Ferreira questioned whether the access driveway would be gravel or paved, adding his concern with hydraulic leaks. Mr. Zuba said that the access as well as parking lot would be paved. Mr. Ferreira then questioned whether the vehicle repairs would be conducted within the building and would add protection against leaks. Mr. Zuba said they would be done inside and there would be adequate protection.

Mr. Presbrey questioned if there would be fuel storage, such as gasoline or diesel, on site. Mr. Zuba said that he would like to keep diesel on site in a 500-1,000 gallon tank, which would be the off-road fuel, to fuel the chippers and stump grinders. The trucks are filled with a credit card system to keep track of mileage. Mr. Presbrey, noting that two access points are shown on the plan, asked if they had considered a single access. Mr. Zuba noted that two access points were already approved by RIDOT and would benefit the site if they were to pursue rental of a portion of the building as well as most of the vehicles would be towing a trailer, which allows for easy access in and out. The entrance to the right would be for entering and the entrance to the left would be for exiting the site.

Mr. Presbrey then asked if the proposed natural wooded screening and detention areas could be reversed to keep the natural wooded area in the front to serve as a screen. Mr. Zuba pointed out that the DOT has a required minimum line of sight distance in the area. Mr. Nyberg added that the area is open because of the 100-foot riverbank wetland and 50-foot perimeter wetland buffer. He noted they are in receipt of approved DOT plans for the sight easements. He added that the detention area will not be a detention basin, but more like an underground storage areas, with the overflow being piped through riprap into the wetlands. It will be designed more like a grass swale that could be narrowed down to allow for more woods around it. He furthered explained that the drainage will be broken down into two areas, flowing on either side of the building. The parking lot will contain several catch basins, and there will be building leaders running into seepage pits at the corners that will be connected to the catch basins in the parking areas. In regards to the slopes, Mr. Nyberg noted that a portion of the site will be lowered approximately 12 feet in order to meet the current road grade of 8%.

Having no more questions from the Board, Mr. Kravitz noted that the Board did not have to render a decision as the plan is only a concept and merely a way for the developer to obtain input from the Board at an early stage of review.

VI. OTHER BUSINESS:

Report from Administrative Officer: Mr. Kravitz noted that during the months of March, April and May, Certificates of Completeness were issued for: **Evergreen Estates, Log & Colwell Roads, Burrillville** (Administrative – two lots); **Daniele Food's Facility Expansion, Daniele Drive, Burrillville** (Administration – two lots); **Stanley Tree Service, Inc., Victory Highway, Nasonville** (Conceptual Minor Land Development)(2nd submission) and **Northern Developers, Inc., and Ann Dimuccio,**

Sherman Farm Road, Harrisville (Administrative – two lots. The following plan was rejected as incomplete: **Stanley Tree Service, Inc., Victory Highway, Nasonville** (Conceptual Minor Land Development)(1st submission). The following plans were endorsed: **Evergreen Estates, Log & Colwell Roads, Burrillville** (Administrative – two lots); **Daniele Food's Facility Expansion, Daniele Drive, Burrillville** (Administrative – two lots) and **Northern Developers, Inc., and Ann Dimuccio, Sherman Farm Road, Harrisville** (Administrative – two lots).

Planning Board Discussions: The Board asked Mr. Kravitz for an update on the CVS expansion project. Mr. Kravitz noted that the site lights are in and that the parking lot will be paved shortly. Mr. Lupis commented on the building signage being still too bright. Mr. Kravitz said that he would check with the gentleman who did the presentation before the Board to see if they could be adjusted. Mr. Partington asked if they would be changing the entrance near Church Street from three lines to two. Mr. Kravitz said that he had spoken with the project manager and that he was amenable to making the owner aware of the suggestion to change that access into two lanes in and one lane out.

Mr. Lemek mentioned that the recently completed Pedestrian/Bike path is getting a lot of usage by the residents, as he lives next door to it, especially families with small children on bicycles.

As there was nothing further for discussion, *a motion to adjourn was then made by Mr. Ferreira at 7:40 p.m. The motion received a second from Mr. Desjardins and carried unanimously*

Recorded by: _____
M. Christine Langlois, Deputy Planner