

**MINUTES OF THE PLANNING BOARD MEETING OF JANUARY 7, 2013  
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, Bruce Ferreira, Michael Lupis, Dov Pick, Christopher Desjardins, and Jeffrey Presbrey.

**Members Absent:** Jeffrey Partington and Rick Lemek.

**Others Present:** Ray Cloutier, Zoning Board Chairman, Thomas Kravitz, Planning Director and Christine Langlois, Deputy Planner.

**II. ATTENDANCE REVIEW:**

Mr. Felice acknowledged that Mr. Partington was away on business and Mr. Lemek was excused from the meeting due to a family matter.

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meeting of December 3, 2012** were read. *A motion to approve the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously by the Board.*

**IV. CORRESPONDENCE:** No correspondence to receive this evening.

**V. OLD BUSINESS:**

**Evergreen Estates Phase I, Log Road, Nasonville; Map 237, Lot 5; Map 14, Lot 41: Combined Preliminary-Final Plan Review/Public Hearing (cont'd from December 3, 2012):** Attorney Eric Brainsky and John Cwiek, of Marc Nyberg Associates, were in attendance to represent the applicant, Mr. Piette. Attorney Brainsky informed the Board that the plan before them tonight was for a preliminary-final review of Phase I of the proposed rural residential compound known as Evergreen Estates. Phase I proposes the creation of a single lot, of approximately 15.6 acres, with frontage and access from Log Road in North Smithfield, with most of the rear lot area within Burrillville. He noted that the Master plan had received approved from the Planning Board in May 2009, and a variance had been granted by the Zoning Board to allow six lots in a rural residential compound, which exceeds the maximum number of lots allowed. He stated that the lot has been approved by RIDEM Wetlands and would be serviced by an OWTS system. He then asked if there were any questions from the Board.

For the benefit of the Board members, Mr. Kravitz displayed on the projection screen the proposed driveway access location and the surrounding grades.

Mr. Tremblay questioned whether any correspondence was received from North Smithfield regarding their review of the driveway access. Mr. Kravitz informed the Board that the Planning Department had received correspondence from the North Smithfield Planner, who stated that he did not have a problem with the proposed access.

Mr. Presbrey questioned whether the application had received approval from RIDEM regarding the OWTS system, noting concerns with the house location meeting setback requirements for the system. Attorney Brainsky stated that the approval has not yet been received and added that the house location is only an approximate. Mr. Presbrey also voiced concerns with the steep grade in the area of the proposed roadway for Phase II and requested the applicant consider granting a temporary construction/grading easement on Lot 1. Attorney Brainsky asked Mr. Presbrey to suggest what size easement he would like to see. Mr. Presbrey said it should be 30-feet in width, parallel to the property line, all the way to the rear property line. Attorney Brainsky said that he would recommend it to his client, which he didn't see as a problem.

As there were no further questions from the Board members, the Public Hearing portion was opened at 7:12 p.m.

Steve Guilmette, of 555 Log Road, North Smithfield voiced concern with existing drainage issues in the area being worsened with a new proposed roadway. Attorney Brainsky noted that the drainage analysis has not been prepared as of yet because the drainage is part of Phase II's review. Mr. Felice explained that any new development cannot increase runoff in an area; it may be that improvements would also work to eliminate some of the current problems. He told Mr. Guilmette that he would have an opportunity to speak about the drainage at the Public Hearing for Phase II.

As there were no further questions or comments from the public, the Public Hearing was closed at 7:16 p.m.

*A motion to approve the Preliminary-Final Plan for Evergreen Estates Phase I was made by Mr. Presbrey as in accordance with R.I.G.L. Sections 45-23-41, 42, 43 and 60: Phase I of the Subdivision is consistent with the Comprehensive Plan Chapter V Housing, Implementation Action V.1.a.1; In consideration of the relief granted by the Burrillville Zoning Board on June 14, 2011, the subdivision application has been found to be in conformance with the Town's Zoning Ordinance regarding lot dimension and use; There will be no negative environmental impacts as evidenced by the RIDEM Division of Water Resources application number 09-0205, dated September 25, 2009; 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 Log Road, with Phase I, Lot 1 having direct access to Log Road through the Town of North Smithfield, in accordance with Master Plan Approval; conditioned upon receipt of a OWTS approval from RIDEM, which displays the house and driveway with existing and proposed grades, and that a 30-foot wide temporary construction easement be provided on Phase I, Lot 1 along the southerly side of the proposed Phase II roadway. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

## **VI. NEW BUSINESS:**

**Review of Environmental Assessment for the Construction of a New Regional Training Institute [for the] Rhode Island Army National Guard:** Lt. Col. John

Packhem, Director of Logistics, Lt. Col. Robert Hayden, of the Training Section, Lt. Col. Randall Church, Environmental Planner, Lt. Col. Sean McKiernan, Construction & Facilities Manager, and (retired) Lt. Col. David Mello, Master Planner, were in attendance for the review. Lt. Col. Packhem stated that they were here tonight to discuss the Environmental Assessment Report for the Construction of a New Regional Training Institute for the Rhode Island Army National Guard within the Town of Burrillville. He noted that the Guards err toward the stricter regulations when it comes to the environmental compliance – whether federal or state.

Mr. Kravitz informed the Board that he had conversations previously with Mr. Mello in regards to the possible rehabilitation and reuse of the Zambarano Hospital in lieu of constructing a new facility. He noted that this was perhaps an opportunity for the Board to request the Guard consider merging with the hospital, or at least exploring the possibility. He added that the Comprehensive Plan is focused on redevelopment and noted that at various times there has been discussion on how to best maximum the use of Zambarano Hospital. He made the suggestion that a conversation should happen between the Department of Administration and the Guards as to whether it is time for a transition for the Guards to move into the hospital, and the hospital services to transition to Cranston. Money would be saved on the State's side by consolidating services in Cranston, and the hospital campus could be rehabilitated and utilized by the Guard. If not this, perhaps they could cohabitate the site until such time as a transition is doable for personnel reasons.

Mr. Felice then asked if there were questions or comments regarding the environmental review or Mr. Kravitz's suggestion.

Mr. Presbrey stated that he felt it was a great idea to utilize all or a portion of the existing buildings on the Zambarano campus, that there may be some cost savings by taking this approach and the area designated for the project could continue to be preserved as open space. Mr. Desjardins stated that he also agreed with the suggested proposal.

Mr. Pick asked if the Guard had a history of redeveloping an existing site where there was a similar opportunity. Lt. Col. McKiernan stated that they have never done a redevelopment project, as there is a lot of mitigation that would have to take place. He noted that they had toured several of the empty buildings at Zambarano, and there were issues with lead paint, asbestos, windows deteriorating, and mortar falling away from the brick facade. With a gut rehab, an abatement of the entire building is required, which will eat away at the funding. He stated that the Federal National Guard Bureau plans and provides funding for new buildings that will last 60-70 years, not rehab projects. It is less expense for new construction vs. rehab and functionality is better with a new facility. He also voiced concerns cohabitating with the hospital, as the military training exercises may affect the patients residing there. Lt. Col. Packhem also pointed out that the National Guard Bureau is not keen on using federal funds to repair state-owned properties.

Mr. Pick then questioned whether there was a standard building design based upon the type of activity that will take place. Lt. Col. McKiernan stated that the National Guards

and Feds have a design guide, in this case an RTI, that figures out the space requirements for classrooms, lunchrooms, office space, etc. and then provides a basic design. Each state is allowed to modify the design to meet their needs and the local look.

Mr. Lupis questioned the location of the proposed facility on Wallum Lake Road. Mr. Mello stated that the property is located on the right-hand side of Wallum Lake Road, heading north toward the Zambarano campus, just before the Zambarano Power Plant. Mr. Lupis questioned the number of soldiers who would be utilizing the facility at a time. Lt. Col. Packhem said there will be at least 100 soldiers present for weekend overnight drills. The Environmental Assessment states greater than 300 people can be accommodated.

Mr. Lupis also questioned whether the Benson Mountain trails would be used for training exercises, adding that individuals from Massachusetts, Connecticut and Rhode Island use those trails often for recreational activities. Lt. Col. McKiernan told the Board that earlier in the process they met with RIDEM to discuss property lines and went into discussions of utilizing the trails for land navigational operations. Mr. Lupis then asked if any restrictions would be placed on the trails. Lt. Col. McKiernan said there would be no restrictions imposed. He also added that in regards to any proposed fencing of the facility, the only area proposed for fencing is the building footprint proper. Mr. Lupis then asked what the square footage of the proposed building would be. Lt. Col. McKiernan said the proposed building square footage would be 153,000 square feet.

Mr. Ferreira stated that he felt it was a good idea to utilize the Zambarano campus for the training facility as it currently contains office space, messing facilities with good seating areas and communications. He questioned whether the soldiers would be restricted to the facility when there on weekends. Lt. Col. Hayden said that it depended on the course of instruction that was on-going, particularly the Officer Candidate School. It is not a form of restriction to prevent them from leaving the campus – it is part of the course of instruction that they stay on campus.

Mr. Tremblay asked if any personnel would be stationed at the facility during the week. Is this facility the home base for training? Lt. Col. Packhem stated that during the week there would be a small group of soldiers that work at the RTI – six to seven individuals which that include the administrative officer, the training officer, and a team of personnel that work during the week in preparation for the weekend training. Noting the influx of individuals over the weekend, Mr. Tremblay questioned whether any thought had been given to tying into the water supply and sewer system for Zambarano Hospital. Did they contemplate the drilling of a well, or putting in a large leaching field for a septic system for the facility? Lt. Col. McKiernan said that they have not gotten to that point yet, questioning whether the sewer treatment plant could handle additional load. Mr. Tremblay added that he was surprised that the NEPA review did not review that particular impact, noting that it is a major impact in the project. Lt. Col. McKiernan said that the concern was noted and that he would provide an answer for the Board. Mr. Mello noted that the FGB will not provide funds to connect to old systems – they require

a new facility with new utilities. It was noted that the Zambarano sewer treatment system has been completely upgraded so it can be considered a new system.

Mr. Presbrey pointed out that within the NEPA there was a reference to the Guards having sufficient funds to “make necessary improvements to the hospital sewer system as part of the project”. It was noted that the statement was part of the Town Council’s resolution. He voiced concerns with the number of personnel utilizing the facility and the type of system that would be required to handle the use. Mr. Pick further questioned whether there were one-week or two-week training periods. Lt. Col. McKiernan said that there would be two-week training periods with typically 100 soldiers attending, no more than three times a year.

Mr. Presbrey suggested that a traffic study be conducted as he voiced concerns with the amount of increased traffic that would occur due to this facility. He asked how often the heavy equipment would travel along Route 100, or would it stay on site all of the time. Lt. Col. Packhem said basically there would be humvees and on occasion an LMTV. Mr. Kravitz pointed out a fairly large parking lot on the Zambarano campus that could be considered for incorporation into the traffic study when completed.

Mr. Lupis asked if any hazardous materials would be located on the facility. Lt. Col. Randall Church said there would not be any storage of hazardous materials on the site.

Mark Brizard, of 571 Victory Highway, Mapleville, asked whether there would be any weapons training at the facility. Lt. Col. Packhem said that there would only be small arms firing blank ammunition, which sounds like a rifle but has no projectile.

Mr. Kravitz then asked the Board if they would be amendable to allowing him to draft a letter to the Guards, as well as the Department of Administration, outlining tonight’s discussions and requesting they explore the re-use of the Zambarano Hospital campus, including utilizing the existing utilities.

*As there were no further questions or comments, a motion was made by Mr. Tremblay to authorize the Town Planner to forward a letter to the appropriate personnel at the Rhode Island National Guard and the Rhode Island Department of Administration informing them that the Planning Board has reviewed the concept and draft environmental review, and that the Board would like to initiate a larger conversation about coordinating the use of the Zambarano facility in conjunction with the interests of the Rhode Island National Guard. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

**Review of Proposed Language Amendment to Chapter 30, Zoning, regarding Large-Scale Ground-Mounted Solar Photovoltaic Installations Overlay District:** Mr. Kravitz informed the Board that Landcraft Corporation, the company who had submitted the request in November for the Town to consider adding language to allow “Solar Farms”, had retracted their request. He noted that while it was being considered, he had conducted research and referred to the information provided to them in their packets. He

asked that they give some consideration as to where these types of uses might best fit within town should this concept be pursued at a later date. He added that the Board may consider reviewing wind power as well.

**Harrisville Fire District, Round Top Road, Callahan School Street and Sherman Farm Road, Burrillville; Map 142, Lots 111 & 117; Map 125, Lots 23, 24, & 25: Preliminary Minor Subdivision Plan Review:** Attorney Richard Sinapi, Counsel for HFD, Gary McCarthy, Water Supply Engineer from Stantec Consulting, and Ronald Slocum, Chairman of the HFD Operating Committee, were in attendance to represent the request. Attorney Sinapi told the Board that Mr. McCarthy would be outlining the specific project and he would be addressing the specific subdivision boundaries. He then turned the presentation over to Mr. McCarthy.

Mr. McCarthy told the Board that the HFD operates seven groundwater wells that supply the drinking water for the community – three wells located behind the main office on Central Street, and four wells located off of Eccleston Field on Callahan School Street. He noted that there are currently three wells operating at Eccleston Field and the fourth well would be developed with this project. He stated that this site was located after they had conducted a test well investigation of the community approximately three years ago. Several other sites were considered, but this site proved to be better as far as quantity and quality. All permits have been received from RIDOH and the project is ready to begin. Land ownership issues have been a problem but have been resolved.

Continuing, Mr. McCarthy explained that behind the existing wells they will conduct a directional drill and install two pipes underneath the river. One pipe will serve as an 8” water supply pipe; the second pipe will be 12” pipe and used to send power and signal wire from that side of the site over to the proposed new well site. It will power a submersible pump, within the well, and the signal wire will indicate the water level. Both the power and water supply pipes will convey back to the pump house, which contain all the controls for the new fourth well. He told the Board that they were hoping to reach 300 gallons a minute from this new well.

He then explained that access to the new well would be off of Round Top Road over a 15-foot wide gravel roadway. This roadway was planned as close as possible to the proposed property line to eliminate any wetland encroachments. He further outlined the location of the 400-foot buffer for the new well as required by the RI Department of Health, which serves as a protective zone for the public water supply well. He then explained that once this zone was established, Attorney Sinapi then worked with the affected homeowners to security the property necessary for this buffer. He added that the new well would add to the water capacity for the Town and also serves as an additional source. He then asked for any questions from the members.

Mr. Presbrey questioned the depth of the new well and the power source. Mr. McCarthy said that it was 35 feet and that they will use a 480 volt pump system. Mr. Presbrey then questioned whether the well area would be fenced. Mr. McCarthy said it would be.

Attorney Sinapi then told the Board that this project will utilize a fair amount of the existing water pumping system allowing for minimal construction and disruption of the surrounding area. He noted that his involvement in the project included the securing of the necessary land to serve to protect the new well and its associated buffer. He explained that the project involved obtaining land from five abutting properties and that the boundary line was eventually determined by the river as it served as a definable natural boundary. He noted that two options had been offered to property owners: a conservation easement for the land, or an outright purchase? All of the property owners chose the purchase option. He stated that one of the requirements from RIDEM was the placement of a stream gauge on the Jobling property and that a temporary easement has been set for installation, access and monitoring of that stream gauge. When the portion of the Jobling parcel is acquired, the easement will no longer be necessary. In regards to the Cadoret property, well #7 is located on this property and Mr. Cadoret opted to sell the land necessary to meet RIDOH requirements. A small portion of his remaining property will contain a conservation easement as a result of the 400-foot buffer for well #7. The end result is 40 acres of open space for conservation purposes as protection for the four wells.

Attorney Sinapi then told the Board that the plan will require several zoning variances in regard to lot sizes and frontage. He also added that a special use permit would also be required in regards to use as a public water supply site. He asked if there were any questions from the Board.

*Having none, a motion to approve the Preliminary Minor Subdivision for Harrisville Fire District and to offer a favorable advisory to the Zoning Board on the granting of the necessary variances in regards to lot size and lot frontage was made by Mr. Ferreira as the: Subdivision is consistent with the Comprehensive Plan Chapter III Community Services and Facilities, Goal 4 as related to Water Supply and Distribution, Policy 4 A, Action Item 4.a.1 and 4.a.3; Although the application proposes the creation of a substandard lot, because this lot will be utilized for the development of a community well and aquifer protection, the application is not in conflict with the general intent of the Burrillville Zoning Ordinance; There will be no negative environmental impacts as evidenced by Wetland Permit No. 09-0302 of the RIDEM; The subdivision will not result in the creation of unbuildable lots; The subdivision will create one lot with adequate and permanent physical access to Round Top Road; conditioned upon receipt of a PAP from the RIDOT. The motion received a second from Mr. Tremblay and carried unanimously by the Board.*

## **VII. OTHER BUSINESS:**

**Report from Administrative Officer:** The Board noted that during the month of December, Certificates of Completeness were issued for: **Harrisville Fire District, Round Top Road, Callahan School Street and Sherman Farm Road, Burrillville** (Preliminary Minor – 5 lots); and **David J. Mello, Jackson Schoolhouse Road, Burrillville** (Administrative – 2 lots). There were no plans rejected as incomplete. The following plans were endorsed: **Tarklin Estates for Jonathan & Diane Whipple and Arthur & Denise Benoit, Tarklin Road, Burrillville** (Administrative – two lots), **The**

**Monteiro Plat, Lois & Katherine Monteiro, Barnes Road, Burrillville** (Final Minor – two lots) and **David J. Mello, Jackson Schoolhouse Road, Burrillville** (Administrative – 2 lots).

**Planning Board Discussions:** There was nothing for discussion.

As there was nothing further for discussion, *a motion to adjourn was then made by Mr. Lupis at 8:59 p.m. The motion received a second from Mr. Ferreira and carried unanimously.*

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