

**MINUTES OF THE PLANNING BOARD MEETING OF JUNE 3, 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 7:03 p.m., Jeffrey Partington, Chairman, presiding.**

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

**Others Present:** Joseph Raymond, Building Official, Thomas Kravitz, Planning Director and Christine Langlois, Deputy Planner.

**II. ATTENDANCE REVIEW:**

Mr. Partington acknowledged that all members were present this evening.

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meetings of May 6, 2013 and May 20, 2013** were read. *A motion to approve both sets of minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Felice and carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

- Notification & Solicitation of Comments for Proposed Construction of a New Readiness Center & Regional Training Institute for the RI Army National Guard;
- Correspondence from Thomas Kravitz in response to the RI Army National Guard notice for solicitation of comments;

**V. OLD BUSINESS:**

**Continued Discussion on Establishing a Solar Ordinance dealing with Solar Photovoltaic Installations** (referred by the Town Council): Noting that the Board had held an informative workshop on solar, Mr. Kravitz told them that he had drafted the following language for a solar ordinance. Based upon information that was obtained at the workshop on the 20<sup>th</sup>, he told the Board that the solar photovoltaic installations will be allowed by Special Use Permit in the General Commercial (GC) zoning district only, as the National Grid territory is located basically along the Route 102 corridor where large tracts of GC-zoned land is located. The Pascoag Utility District, whose territory covers 2/3's of the Town, can commit to simple net metering agreements with customers, which would allow generation of up to 125% of their electrical usage. Mr. Partington then asked if the Board had any questions or comments.

Referring to Page 3, (e) Utility Notification (LRP4), Mr. Presbrey said that the word "until" should be placed in the sentence so it reads, "No solar photovoltaic installation shall be constructed until evidence has been given to the Planning Board . . ." Also under (g) Abandonment or Decommissioning, (1) Removal requirements, he stated that he felt the removal plans should be submitted with the initial request package, not at the end of the project when it is ready to be taken apart.

Mr. Felice requested a language change on section (g) Abandonment or Decommissioning. (1) Removal requirements from ". . . which has reached the end of its

useful life or has been abandoned. . .” to “. . . which has reached the end of its useful life or has discontinued use of operation . . .” or “. . . is no longer in service . . .”

Having no further questions or concerns, *a motion was made by Mr. Tremblay to forward back to the Town Council the proposed solar photovoltaic installations ordinance language as prepared by the Town Planner. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

## **VI. NEW BUSINESS:**

**Pine Ridge VPD, Steere Farm Road & Mowry Street, Harrisville; Map 176, Lots 3 & 5; Map 177, Lot 30:** *Request for Extension of Major Preliminary Land Development Approval:* The Board reviewed a request from the developer of Pine Ridge for an extension of the Preliminary Major Land Development Approval as the tolling legislation, in effect by the State, will expire by the end of June. *A motion was made by Mr. Ferreira to extend the Preliminary Major Land Development approval of the Pine Ridge VPD for a one-year period. The motion received a second from Mr. Tremblay and carried unanimously by the Board.*

**Comprehensive Permit: Pascoag Village – Greenridge Development, South Main Street, Pascoag; Fernwood Development, Reservoir Road & George Eddy Drive, Pascoag; Map 210, Lot 23:** *Major Preliminary Plan Development/Public Hearing:* Attorney William Landry, Project Manager Terri Barbosa, of NeighborWorks Blackstone River Valley, Scott Moorehead, of S.F.M. Engineering Associates, John O’Hearne, of O’Hearne Associates Architects, Diane Soule, of Diane C. Soule & Associates, ASLA, and Scott Rabideau, Natural Resource Services, Inc., were all in attendance to represent the request. Attorney Landry began the presentation by saying that the project has been underway since 2009. He noted the site is approximately 207 acres and has been divided into two distinct neighborhoods, designed to address different affordable worker housing needs consistent with the Town’s Comprehensive Plan and Affordable Housing Plan. He explained that the Fernwood development, off of Reservoir Road, has evolved into a 30-unit, single-family, homeownership. A big change from the Master plan approval was a reduction of 45 single-family units to 30 single-family units, and the elimination of approximately 900 feet of roadway. He stated that the Greenridge development, off of South Main Street, would be a rental-type development, containing 75 rental units with townhouse-style designed duplexes and three-plexes. The biggest change in this portion of the development was the removal of 30 acres of open space from Greenridge and adding this acreage to the already designed open space parcel resulting in a 77-acre open space parcel. He noted that both developments will have public water and sewer – being designed in accordance with smart growth principals. He then turned the presentation over to Scott Moorehead.

Mr. Moorehead outlined the location of the project for the benefit of the Board members and the audience. He explained that the Fernwood would be accessed from Reservoir Road and pass over the existing George Eddy Drive, noting that the biggest issue with RIDEM was the upgrading of George Eddy Drive. This required the formal application to alter wetlands process. He pointed out that the single-family house lots would be

located in the central portion of the parcel – four acres being retained for the existing farmhouse. The open space area will wrap around the Pascoag Utility District wellhead.

Continuing with the Greenridge portion, Mr. Moorehead stated that the entranceway is off of South Main Street, lined up with Lapham Farm Road to form a four-way intersection. He noted that improvements will be conducted to Lapham Farm Road in order to make it a safer intersection. A driveway access permit for this entrance and approval of the proposed improvements has been obtained from RIDOT. He noted that the road layout, the unit layout, and the parking layout are all essentially identical to what was reviewed at master plan; the only changes include flushing out details of grading, drainage, etc. He pointed out that the site slopes from South Main Street down towards the wetland area in the rear of the proposed development. The existing natural drainage patterns will be maintained to eliminate runoff to the abutting house lots. The drainage will flow through a street collection system into two basins at the rear of the development. He added that the Greenridge development will be privately owned and maintained (roads, utilities, drainage) – no maintenance responsibilities to the Town. The development will have public water, and due to the higher elevation of the site, a booster station will be provided at the front of the development for adequate water and pressure for domestic use and fire protection. The development will be tied into the public sewer system, with a gravity sewer line running down South Main Street to a pumping station on South Main. A pumping station will be installed at the rear of the development to collect and pump up to the gravity line in South Main Street. He then asked if there were any questions from the Board members.

Mr. Presbrey questioned whether the ornate details shown in the architectural renderings of the buildings will be provided and whether it would be feasible for affordable housing? Or will the details be left off to make the project more affordable? Mr. Moorehead said that Mr. O’Hearne could address this question; however, he mentioned that NeighborWorks had just completed a housing project in North Smithfield similar to this proposal, and all of the buildings contain these same architectural details.

Mr. Pick asked what the housing prices are proposed. At this point, Mr. Kravitz displayed on the overhead screen the current Fair Market rents for the Burrillville area for the benefit of the members and the audience. Attorney Landry noted that the housing is proposed for working individuals, not low-income, subsidized housing.

Mr. Ferreira, noting that Greenridge is a private development, questioned responsibility for trash pickup and the busing of school children. Mr. Moorehead said that trash pickup will be private; typically, the school bus will pick up the children on South Main Street – but the final determination lies with the school department.

Mr. Kravitz questioned whether the development would negatively impact the water pressure issue with the Pascoag Utility District? Mr. Moorehead noted that the development has been reviewed by both the Pascoag Utility and the Harrisville Water Districts. The booster pump is primarily for fire flow protection within the development.

At this point, Mr. Partington opened the Public Hearing at 7:28 p.m. to the public for questions regarding the Greenridge development.

Pasquale Sirabella, of 425 South Main Street, questioned how close the Greenridge development would be to his property. Mr. Moorehead pointed out the location of open space which is adjacent to Mr. Sirabella's property and noted that he would not be affected by the Greenridge development.

Carl Kociuba, of 215 South Main Street, asked if a traffic light would be necessary with the creation of an intersection with Lapham Farm Road, South Main Street and the proposed Greenridge roadway. Mr. Moorehead said there would not be any traffic light – just stop signs. Mr. Kociuba questioned the location of the private roadway. Mr. Moorehead said it was directly opposite Lapham Farm Road.

Thomas Murray, of 355 South Main Street, voiced concerns with the water pressure situation. Mr. Moorehead stated that the development will not have any effect on the water pressure as the pressure is determined by the elevation of the water in the water tank on the hill. Under the development's normal domestic water use, the water level in the tank will not drop so it will not have any adverse impact on the water pressure. The only time there will be an impact on the pressure is when there is a fire.

Janice Dalton, of 157 South Main Street, questioned the location of the development as compared to her property location. Mr. Moorehead said it would be approximately  $\frac{3}{4}$ 's of a mile from the development.

Having no further questions on the Greenridge development, Mr. Partington closed the Public Hearing at 7:33 p.m.

Continuing, Mr. Moorehead noted the Fernwood development, which is located off of Reservoir Road through the existing private roadway known as George Eddy Drive. He stated that George Eddy Drive will be upgraded to the Town standards as a public road and will be ending as a cul-de-sac within the development. A formal wetlands application was necessary due to the upgrade of George Eddy Drive. There will 30 single-family house lots, comprising of 10 acres, with another four acres being provided for the existing farmhouse and 80 acres of open space. A small area will be provided for a community garden on the open space lot as well as a 1-acres neighborhood ball field. The development will be serviced by public sewer and water. The proposed roadway will follow an existing dirt trail that currently provides access to the PUD wellheads. He noted the presence of several drainage basins throughout the site which will mitigate the drainage before entering the various wetland areas. He added they are awaiting approval for a physical alteration permit from RIDOT for Reservoir Road. He then asked if there were any questions from the Board members.

Mr. Lemek questioned whether Burrillville residents would have first consideration for both developments. Ms. Barbosa said that they typically prioritize the residents of a town. Because of the fair housing laws, they cannot specifically isolate town residents.

Mr. Lemek then asked if the funding for the single family homes would be through RI Housing. Ms. Barbosa stated that NeighborWorks was chosen to receive funding for 12 of the 30 units through a program offered by U.S. Rural Development that operates similar to Habitat for Humanity requiring 65% of sweat equity from the potential homeowner. Income guidelines are the same – requiring income based on the number of persons occupying a home. It will be awarded on a first-come, first-serve basis. Mr. Lemek then questioned the proposed pricing of the units. Ms. Barbosa said that they are still working on the exact price; however she noted that the units would probably not sell for less than \$185,000. Mr. Lemek then asked if the property is sold in the future, what determines the price as it is an affordable unit. Attorney Landry noted that the property would have a deed description that would require the property be sold to a qualified individual.

Mr. Felice questioned NeighborWorks' experience with sweat equity projects and how does it work? Ms. Barbosa said that there is a USDA Matrix that they use to assess value to each portion of work performed up to the required 65%. She noted a construction supervisor would be on site to oversee the work and instruct the future homeowners in construction techniques.

Mr. Pick asked if there were design limitations on the properties. Ms. Barbosa said there were some but not any stricter than other developments they have done. The homes would have to conform to the minimum. Most of the homes are from a minimum of 1,200 sq/ft ranging to 1,600 sq/ft with four different styles being offered.

Mr. Presbrey noted a comment from the Jeff McCormick, the DPW Director, requesting a reduction in the cul-de-sac size and an area allowed for snow removal and asked if this has been addressed. Mr. Moorehead said that the cul-de-sac would have to remain the same size as it would affect the lot frontage requirements if reduced. He said they would be meeting with the DPW Director to discuss the area for snow removal storage. Mr. Presbrey asked if the Town would be responsible for road maintenance if the proposed roadway becomes a town road. Mr. Moorehead noted that all roadway and drainage maintenance would become the Town's responsibility. Mr. Presbrey then asked Mr. Kravitz if the Town was equipped to handle the additional maintenance, especially the detention areas. Mr. Kravitz said that Mr. McCormick is aware of this additional maintenance. Mr. Presbrey then asked Mr. Kravitz to talk with Mr. McCormick and get his comments on the additional maintenance.

Continuing, Mr. Presbrey stated that he thought the community garden was a wonderful idea and requested they place permanent bounds at each of the four corners of the garden. Mr. Moorehead told the Board that each property owner would have a small area designated for their use. Mr. Presbrey also voiced concerns with the minimum number parking areas (three) for the community garden area and suggested they consider additional spaces.

In regards to the ball field, Mr. Presbrey said they should again consider more parking spaces. Mr. Moorehead said that the ball field concept was developed as a neighborhood

amenity where kids could walk and play – not any type of organized sports – with no vehicles allowed.

Mr. Presbrey further suggested coordinating, with the Pascoag Utility District, access to their wells during construction. Mr. Moorehead noted that the PUD currently has an easement from George Eddy Drive to their wells. Once the development is constructed, the easement will change from the new roadway to the wells, as well as the relocation of some of the existing water mains and utilities through coordination with the PUD. He said there was a legally binding agreement with PUD in regards to the construction work.

Referring to Sheet 10 of the Fernwood development plan, Mr. Presbrey then questioned the crossing detail for the box culvert. Mr. Moorehead interjected that this detail has been revised upon the request of the engineer for the PUD. Mr. Presbrey requested more dimensional details. He also noted that there should be a ten-foot separation between the water and sewer line in that area, possibly by moving the sewer manhole (at 3+75) a bit to the north.

On the Plan & Profile Sheet, Mr. Presbrey questioned the criteria of the drainage design of the system, asking if it was designed for 100-year storm flows. Mr. Moorehead replied that it was. Mr. Presbrey voiced concern with the dry swale at the intersection with of Reservoir Road. Mr. Moorehead said that it was designed for water quality and that the drainage design in this area was approved by RIDEM. There is no curbing proposed – it will sheet feed allowing for more water to remain in the stream channel. Mr. Presbrey expressed concern with 425 feet of roadway at 22-feet wide, sheet-feeding into the dry swale.

As there were no further questions from the Board members, Mr. Partington then reopened the Public Hearing for questions on the Fernwood development at 8:06 p.m.

Pasquale Sirabella, of 425 South Main Street, asked how many children would result of the development and how would that affect the school system? Attorney Landry noted that federal law prohibits the limiting of children in a development. He noted with the multi-family development, some of the buildings will be self-limiting. He also stated that at the Master Plan level, a study had been conducted as to the number of children this type of development would generate. The number was 123 but it was pointed out that approximately 80% of the children probably were already residents in the school system. It may involve the redistribution of students within the school system. Mr. Kravitz added that he had shared a copy of the report with the school department, and they responded back that they could accommodate the additional students.

Michael Davis, at 522 Reservoir Road, questioned the buffer distance between his property and the first group of houses in the Fernwood development. Attorney Landry noted that there was a buffer of approximately 600+ feet. Mr. Davis then voiced concern with having additional water in the area as most of the houses have water problems in their basements. Mr. Moorehead explained that no additional water will be placed in the vicinity of the houses. The drainage is designed away from the properties.

Janice Dalton, of 157 South Main Street, stated that she currently has a stream that flows on her property from Reservoir Road and asked if the stream would be affected. Mr. Moorehead noted that stream flows away from her house towards Reservoir Road.

Having no further comments, the Public Hearing was closed at 8:11 p.m.

At this point, Mr. Presbrey requested that an independent registered professional engineer be hired to review the drainage, drainage structures and drainage report. The Board agreed with Mr. Presbrey.

Mr. Tremblay then asked for a presentation from the landscape architect.

Diane Soule, of Diane C. Soule & Associates, presented a copy of the proposed landscape plan for the Greenridge and Fernwood developments. She noted that street trees are proposed, 50 feet on center, along the roadway. Every entry has a small median area. An open common area, which is mostly wooded, will be cleaned up by removing the small underbrush and small caliper trees. A gazebo will be placed at the end of the long common area in the vicinity of the meeting house, with small benches placed around the area of the meeting house to serve as a gathering spot. Panels of hedgerows landscaping and white picket fencing are proposed along either side of the perimeter road. A patio area of concrete pavers and seat walls will be provided in the rear of the meeting house. A visual buffer of evergreens is proposed for the edges of the detention pond area. She then asked if the Board had any questions.

Mr. Tremblay questioned the location of the wooded areas (A, B, C) designated on the landscape plan for Greenridge where they intend to clear the understory. Ms. Soule pointed out the locations and explained that the edge of pavement would have no-mow grasses, then some of the underbrush will be removed, then the farther interior will have the removal of wider brush and small caliber trees – creating a park setting. She then outlined the landscaping for the Fernwood development, noting that several species of trees are proposed for along the roadway, similar to the Greenridge development. Additional landscaping is also provided within the cul-de-sac. Mr. Tremblay questioned the reason for placing the street trees 50-feet on center, noting that it would be better for a natural placement of trees. Ms. Soule noted that the Town's Subdivision Regulations call for the placement of street trees no more than 50 feet apart.

Referring first to the Greenridge development, Mr. O'Hearne told the Board that over the year his firm has strived to get the most "bang for the buck". He said that they are scrutinized by RI Housing and NeighborWorks to make sure that the development does not look like an affordable housing project. He said he tries to design the housing to fit into the neighborhoods as much as possible and part of that is done with the use of low cost items as well as color variations and added details. He proceeded to outline the small details used to make the buildings blend into the neighborhood. The same design thought was applied to the Fernwood Development, providing for four different styles for a variety of housing. The siding materials being considered for the single-family homes, as well as the apartments, is a cement-type material, or hardy plank, with Boral trim, also

a sustainable, long-lasting material. Windows are vinyl and the shingles are generally a 30-year shingle. Mr. Lemek questioned whether the size of the lots in the Fernwood development would allow for future expansion. Mr. O'Hearne said that it would – the lots being 80 to 100 feet wide. Mr. Lemek asked if the single-family homes are set on slabs. Mr. O'Hearne said they are because of the higher water table elevations and it makes it easier on the homeowners. Mr. Lemek further asked how the houses would be heated. Mr. O'Hearne said they are considering gas heat. Mr. Moorehead added that they have had talks with National Grid on expanding the natural gas line from Pascoag to the development but he said he felt it would not be cost-effective, so they probably will go with propane.

*As there was nothing further for discussion, a motion to grant conditional approval of the Preliminary Major Subdivision/Land Development for the Greenridge and Fernwood phases of the Pascoag Village project in accordance with RIGL 45-23-60 with the following findings of fact: the development plan is consistent with the Community Comprehensive Plan, particularly Chapter V, Housing & Affordable Housing Strategy, Summary Table 11, Housing Goal V.1 "To encourage a range of housing opportunities to meet diverse individual and family income needs for purposes of achieving the 10% State Affordable Housing goal established by RIGL 45-53"; the plan is compliant with the general purpose and intent of the Town's Zoning Ordinance, particularly Section 30-2 Purpose, subsections 1 thru 7, 10 and 11; the effort to cluster the development away from environmentally sensitive areas will minimize the potential for significant, negative environmental impacts; the plan will not result in the creation of unbuildable lots; the subdivision will offer all units and/or lots permanent physical access to both Route 100 and Reservoir Road; conditioned upon the review of the Fernwood proposed drainage plan and drainage report by an independent professional engineer; and the development receives all of the necessary permits. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

## **VII. OTHER BUSINESS:**

**Report from Administrative Officer:** The Board noted that during the month of May a Certificate of Completeness was issued for: **Pascoag Village, Greenridge & Fernwood Developments, South Main Street, Reservoir Road and George Eddy Drive, Pascoag** (Major Preliminary Land Development-Subdivision). There were no plans rejected as incomplete. The following plan was endorsed: **Phil Anna Estates, Benedict Road, Nasonville** (Final Minor RRC – 4 lots).

**Planning Board Discussions:** Mr. Kravitz told the Board that he had received another notification from the National Guards requesting comments on the siting of the proposed training facility on Wallum Lake Road in Pascoag. He said that he had responded to the request for input, which prompted a meeting with the Guards and RIDEM in Cranston. At this meeting it was discovered that training facility proposal is no longer happening as the funding for the project will not be forthcoming; however, there is a new proposal for the creation of a B Battery facility. He said the Guards were told that they basically had to come back to the Board before they did anything else. Especially before the Town Council to revisit the previous resolution offered at the time and in light of the fact that



there only two people left on the Council when the resolution was originally passed. He said they agreed to come back before the Town when they decide what they will do.

As there was nothing further for discussion, *a motion to adjourn was then made by Mr. Tremblay at 8:56 p.m. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

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