

**MINUTES OF THE PLANNING BOARD MEETING OF AUGUST 5, 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 7:02 p.m., Jeffrey Partington, Chairman, presiding.

Members Present: Jeffrey Partington, Bruce Ferreira, Dov Pick, Mark Tremblay, Michael Lupis, Christopher Desjardins, and Jeffrey Presbrey.

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

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that Mr. Felice was away and Mr. Lemek was ill; all other members were present.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meetings of June 3, 2013** were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

IV. CORRESPONDENCE: none.

V. NEW BUSINESS:

Comprehensive Permit: Pascoag Village – Greenridge Development, South Main Street, Pascoag; Fernwood Development, Reservoir Road & George Eddy Drive, Pascoag; Map 210, Lot 23: Major Final Plan Review: Mr. Kravitz told the Board that the final plan was before them tonight so that the Board could review the responses made by their engineer, Mr. Moorehead, to Joe Casali's review of the plans. He noted Mr. Moorehead was present should the Board have any further questions.

Mr. Moorehead introduced himself and said that most of the questions were minor resulting in minor revisions to the plans. Some of the other questions dealt basically with an explanation of the drainage system, as it is a very complicated system.

Referring to Mr. Moorehead's responses, Mr. Presbrey questioned response #29 to Mr. Casali's statement regarding additional drainage along George Eddy Drive. Mr. Moorehead said that the only area of high water table issues was at George Eddy Drive where it crosses the swamp, as the finished grade is only two feet above the wetlands. He added that because of this situation, there is no way to sub-drain it. Mr. Presbrey then questioned the type of culvert proposed for that area. Mr. Moorehead said it would be an open-box concrete culvert with 12-inch ductile iron pipe because of the shallow coverage.

Mr. Presbrey then referenced response #30 in regards to requesting a waiver to allow 3:1 slopes for detention basin #3's basin and berm areas. He questioned the need for the waiver request. Mr. Moorehead stated that the Town's Subdivision Regulations suggest 5:1 slopes, and although detention basins #1 and #2 have these slopes, detention basin #3 is restricted to 3:1 because of the proximity of lots to the adjacent wetlands. He asked if

he needed to receive a formal waiver from the Board. Mr. Kravitz noted that technically it should be requested; however it was a minor issue.

Mr. Presbrey also questioned the age of the current water line running from Reservoir Road, along George Eddy Drive, into the development. Mr. Moorehead stated that the line is fairly new, as it was installed by the Pascoag Utility District when the new wells were established.

Mr. Ferreira questioned the type of curbing proposed for the area of George Eddy Drive and Reservoir Road. Mr. Moorehead said there would be concrete curbing along the whole roadway, noting that bituminous curbing currently exists along Reservoir Road. He added that bituminous curbing will be placed in the island area of the cul-de-sac, as requested by the Town's DPW Director for snow removal.

A motion to approve the Comprehensive Permit for Pascoag Village in accordance with RIGL 45-23-60 was then made by Mr. Tremblay with the following Findings of Fact serving as the Decision of Record for the Greenridge and Fernwood Developments by the Planning Board:

- 1. The development/subdivision plan is consistent with the Community Comprehensive Plan, particularly Chapter V, 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;*
- 2. 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;*
- 3. The effort to cluster the development away from environmentally sensitive areas will minimize the potential for significant, negative environmental impacts;*
- 4. The plan will not result in the creation of unbuildable lots;*
- 5. The subdivision will offer all units, and/or lots, permanent physical access to Route 100 for Greenridge and Reservoir Road for Fernwood;*

This approval is condition upon receipt of an approved physical alteration permit from the State for the Fernwood Development. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

Pascoag Village – Fernwood Development, Reservoir Road & George Eddy Drive, Pascoag; Map 210, Lot 23: *Setting of Bond for Road Construction:* Based upon information provided to the Board from the Town's DPW Director, a motion was made by the Chair, in accordance with RIGL 45-23-46 and local subdivision regulations section 10-5.6 Administrative Fees, to approve the estimated bond amount for roadway improvements to the Fernwood Development portion of Pascoag Village in the amount of \$640,835 and the estimated amount for inspection fees of \$9,994.69. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

VI. OTHER BUSINESS:

Report from Administrative Officer: The Board noted that during the months of June & July a Certificate of Completeness was issued for: **Raymond N. & Joan A. Menard, Cherry Farm Road, Burrillville** (Administrative – Boundary Survey) (RIDEM Land Purchase). There were no plans rejected as incomplete. The following plans were endorsed: **Harrisville Fire District, Round Top Road, Callahan School Street & Sherman Farm Road, Burrillville** (Final Minor Subdivision – 5 lots); and **Raymond N. & Joan A. Menard, Cherry Farm Road, Burrillville** (Administrative – Boundary) (RIDEM Land Purchase).

Planning Board Discussions: There were no other items for consideration.

As there was nothing further for discussion, *a motion to adjourn was then made by Mr. Tremblay at 7:35 p.m. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

Recorded by: _____
M. Christine Langlois, Deputy Planner