

**MINUTES OF THE PLANNING BOARD MEETING OF JANUARY 6, 2014
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, Mark Tremblay, Rick Lemek, Bruce Ferreira, Michael Lupis, Dov Pick, Christopher Desjardins, and Jeffrey Presbrey.

Members Absent: Leo Felice

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

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that Mr. Felice was unable to attend the meeting; all other members were present.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of December 2, 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:

- Letter to developer Ben Dube, of Pine Harbor Estates, advising of Town Solicitor's response to open space access (memo attached to correspondence);
- Planning Board 2014 Meeting & Submissions Calendar.

V. NEW BUSINESS:

Steere Farm Village, Steere Farm Road, Burrillville; Map 247, Lot 11: *Major Pre-application Plan Review (cont'd from December 2, 2013:* Mr. Kevin Morin, of DiPrete Engineering, Mr. Mark Bard, of KLMB Properties (developers) and Ms. Marilyn Donatelli, of Steere Farm Associates (property owner), were in attendance to represent the request. Mr. Morin presented a revised sheet 4 yield plan (for 24 lots) with access from Lapham Farm Road, illustrating profiles for each segment of proposed roadways A, B & C for the Board. He proceeded to explain the summary they prepared of the required restraints for this type of roadway – minimum and maximum slopes - outlining the feasibility for this yield plan.

Mr. Kravitz noted, for the record, that although the Board is not required to render a vote on the project this evening, the purpose of this exercise is to provide the applicant with enough information to secure a land deal with the current owners of the property. If the applicant chooses to return with a Master Plan, the information would contain much more accuracy than what is presented this evening. He also noted that based upon what has been presented for development, an open space fee would not be requested as the amount of dedicated open space land far exceeds the amount that would be required for an open space fee.

Mr. Partington then asked the members for their input as to which conceptual plan was their preference and whether they were in favor of land donation or monetary compensation through the purchase of an easement for access through the Town-owned parcel that fronts on Steere Farm Road, adjacent to the Steere Farm Elementary School.

Mr. Ferreira stated that he favored conceptual plan #2, having only two frontage lots on Steere Farm Road and the other two lots being serviced by a common driveway. In regards to access, he favored granting an easement through the Town-owned parcel in exchanged for a monetary payment. He added that he would also like to see a bike path developed along the existing cart path from Lapham Farm Road up to the Steere Farm Elementary School and an additional bikeway entering in from South Main Street (Route 100).

Mr. Lemek stated that he was in agreement on the plan and suggestions made by Mr. Ferreira and requested that proposed lots 19 and 20, behind the school, be removed. In regards to the access, he favored a land swap or a purchase vs. an easement purchase.

Mr. Tremblay stated that he favored conceptual plan #1, with the elimination of a few lots in the rear of the school to bring the total proposed lots to 22. He noted that he was in favor of the land swap for access, but stated that the Town should receive a larger portion of land in return for the current Town-owned lot. He added that he was opposed to frontage lots, and that if the developers were pursuing a “cluster”, there should be only one cluster proposed, not several.

Mr. Partington stated that he favored conceptual plan #1, as well as the land swap to be negotiated as far as size. He noted that he was not comfortable with the revised yield plan that the Board had viewed earlier as he believed it was not feasible. He stated that if the developer was willing to provide another revised yield plan, with access proposed through the Town’s lot, he might be amenable to change his opinion as to the lot numbers and layout.

Mr. Lupis stated that it really didn’t favor one particular plan and was amendable to the land swap, with a larger parcel return, as recommended by Mr. Tremblay.

Mr. Pick said that he did not have a problem with 20 – 24 homes, but requested a land swap instead of a purchased easement. He voiced a desire to preserve the existing cart path.

Mr. Desjardins stated that he favored conceptual plan #2 and that he felt a land swap was the best route to pursue. He questioned the legality of offering either a land swap or purchase of the Town-owned lot without public notice and questioned whether it would have to be open for anyone, or just the developer. He also asked how much of a buffer would be provided between Steere Farm Road and the proposed homes within the development.

Mr. Presbrey stated that he did not feel comfortable with the yield plan that was presented, furthering questioning where Mr. Morin proposed drainage with the wetlands crossing that would have to occur with this proposal. Mr. Morin said that one option for drainage would be open drainage; another roadside swales and drainage basin. He noted he had experience dealing with RIDEM on these types of issues. Mr. Presbrey said that he was amenable to conceptual plan #1 and did not desire to see any frontage lots. He noted that he was open to several lots being serviced by a common driveway and that a land swap is preferred with the return of a larger parcel of land on the southern side of Steere Farm Elementary to allow for

future expansion. He also pointed out that the proposed septic system buffers shown in the yield plan were not correct. Mr. Morin said that he would check it out.

Upon review, it was determined that five Board members were in favor of Concept Plan #1, with no frontage lots. The other members present preferred Conceptual Plan #2 with the frontage lots, having only two lots fronting on Steere Farm Road and two additional lots being serviced by a common driveway from Steere Farm Road. A majority of the members were in favor of the land swap proposal of the Town's property for another, larger portion of land on the southern side, or rear, of the Steere Farm Elementary school. Mr. Partington noted that the submitted yield plan did not support 24 lots that the developer was seeking. Some of the members voiced that if there would be a considerable buffer between Steere Farm Road and the proposed frontage lots, they would not have a problem with allowing the frontage lots as long as the lots are serviced by a common driveway. Mr. Tremblay noted that if this development was to be a "cluster" development, the lots should all be serviced by the main road, keeping all the lots within one cluster. The Board requested that they return with a revised plan that adequately reflects what their proposal would be in order to determine the correct number of lots for this development.

VI. OTHER BUSINESS:

Report from Administrative Officer: The Board noted that during the month of December, there were no Certificates of Completeness issued, no plans rejected as incomplete and no plans endorsed.

Planning Board Discussions: The Board had nothing further for discussion.

A motion to adjourn was then made by Mr. Ferreira at 8:36 p.m. The motion received a second from Mr. Pick and carried unanimously by the Board.

Recorded by: _____
M. Christine Langlois, Deputy Planner