

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

**Members Absent:** Rick Lemek.

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

**II. ATTENDANCE REVIEW:**

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

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meeting of January 6, 2014** 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:**

- Copy of a letter to Town Council recommending the reappointments of Mr. Felice, Mr. Lemek & Mr. Pick
- Zoning Board Agendas for February & April 2014

**V. NEW BUSINESS:**

**Adler Properties, LLC, Locust Lane, Burrillville; Map 179, Lot 122:** *Pre-application Plan Review for a Major Land Development:* Mr. Jeremiah Adler, developer, and Mr. Nick Piampiano, of Advanced Civil Designs, were in attendance to represent the request. Mr. Adler began by explaining that the proposed building for this lot would be similar to the industrial building that was constructed two years ago on Lot 123 (55 Locust Lane) and contain 11,680 square feet. The building would be constructed for the current tenant of 55 Locust Lane, which is Atlantic Foot Care, who also occupies the 7,000 square foot building at 70 Locust Lane. He noted that Atlantic Foot Care's business has continued to grow, with contracts in the works for large companies, such as Walmart and CVS. Another building would become necessary should those contracts come to fruition. He noted that the owner of Atlantic Foot Care is hoping to maintain his business in Burrillville, which he will be able to do with construction of the new building.

In regards to the review process, Mr. Kravitz noted that because the proposed building is larger than 10,000 square feet, the zoning ordinance requires that the building be reviewed through the major land development process. He then proceeded to explain the four-step process of major land development review for the benefit of audience members. He pointed out that the applicant has requested that the Master and Preliminary plan stages be combined for review to expedite the project, which is allowed by state law. The master plan review stage allows for a public informational meeting and the preliminary plan allows for a public hearing but because the applicant has requested a combined review, notice of the public

informational meeting was send out for this conceptual plan review. Although this review is not technically a public hearing, the chairman generally allows the public to participate in the discussion. He then asked the developer to outline the permits that would be required for this development.

Mr. Adler told the Board that the application would require approval from the RI Department of Environmental Management for a UIC (underground injection control system) and a RIPDES (Rhode Island Pollutant Discharge Elimination System). Mr. Piampiano added that test holes have been conducted on site and proved to be very good – pointing out that they were 14-feet dry, consisting of fine sands, thereby eliminating any issue with soils. He noted that the topography has been completed, and they are currently working on the design.

Mr. Partington then asked if any Board members had questions.

Mr. Presbrey stated that he felt it was a good plan and provided an excellent buffer to the residential properties. He questioned whether the proposed retaining wall would be for a loading ramp because of the elevation. Mr. Adler said that it was for the loading ramp. Mr. Presbrey requested that a safety barrier be provided for the retaining wall. He also added that he did not have any concerns with combined the master and preliminary reviews. Mr. Adler noted that the request was so that they would be able to get the tenant in to the new facility sooner.

Mr. Pick asked for an explanation of the time constraint that was mentioned earlier in the discussion. Mr. Adler stated that Atlantic Foot Care would probably need to seek temporary storage until the contracts are considered secure. Once they are secured the new building would be a definite as production would be required as of the end of summer.

Mr. Lupis said that he did not have any questions and had no objections to moving the process along.

Mr. Ferreira asked Mr. Kravitz for the maximum height limit of a building in the industrial park and suggested the developer consider creating a second floor to allow for more square footage without increasing impervious area. Mr. Piampiano said he believed it was 35 feet, and Mr. Adler added that a second story would not benefit Atlantic Foot Care as the business has production lines and will be using the higher bay for pallet stacking. The proposed eave height for the new building would be 20 feet.

Mr. Partington requested that front building elevations be provided at the next submission level. He added that he did not have any problem with combining the two submission stages. He then asked for any comments or questions from the public.

*Mr. Sam Potter, of 570 Central Street,* said that he appreciated Mr. Presbrey's comment on the adequate buffer; however he noted that when the previous building was constructed, he had to approach the Town to request that the building lighting be turned down to prevent the lights from shining through their windows. He also questioned whether the buffer would be sufficient to prevent him from having a clear view, and noise, from the buildings and workers,

as he current has with the existing buildings. Mr. Kravitz pointed out that Mr. Potter was referencing the existing white pines located between the residential and industrial properties as these are mature trees and the vegetation is just trunks. He suggested that the applicant utilize a landscape architect to address this concern. Mr. Partington also asked for details on the back lighting plan. Mr. Adler said that he could do that.

*Mrs. Julie Sylvester, of 590 Central Street*, questioned how much of the existing buffer zone would be removed. Referring to the aerial photo on screen, Mr. Adler pointed out the area designated for removal in order to allow for truck loading dock activity. If the cut is not allowed, the loading dock would have to be placed on the front of the building. He added that some trees could be replanted along the slope to help with screening; however they would have to be tall trees to make a difference. Mr. Ferreira suggested some type of bushes instead of trees. Mr. Adler said they could consider a type of evergreen. Mrs. Sylvester then asked of the cut for the loading dock would take place within the buffer zone. Mr. Adler said it would. Mrs. Sylvester said that she believed the buffer zone was not to be touched, referring to the Planning Board when the entire subdivision was approved. She then asked if the building would be constructed as a spec building, or designed for Atlantic Foot Care. Mr. Adler said that it was being designed specifically for Atlantic Foot Care.

Mr. Partington requested that the Board be provided with a copy of the previous Board minutes when the buffer area was discussed with the next package.

**Burrillville Industrial Foundation for Alashan Cashmere, Bronco Highway, Burrillville; Map 195, Lot 2:** *Pre-application Plan Review for a Major Land Development:* Ms. Renay McLeish and Mr. Bruce Rylah, from the Burrillville Industrial Foundation, and Mr. Steven Cabral, of Crossman Engineering, were in attendance to represent the request. She began by stating that the Industrial Foundation had purchased the lot in August 2004 with future development in mind as their purpose is to develop industrial sites. She noted that they have been working with the company, Alashan Cashmere, over the past year, to develop a plan to meet Alashan's needs for relocating their present operation. She noted that Alashan Cashmere is located in Burrillville and that the owner, Mr. Donald Fox, had searched out other locations within Rhode Island but has chosen to remain in Burrillville. A letter of intent was signed in February 2014 between the Industrial Foundation and Alashan Cashmere, the terms that include the construction of a 13,000 square foot office/warehouse facility by the Industrial Foundation, which will be sold to Alashan Cashmere in December 2014. She noted that the Industrial Foundation has hired Bauman & Associates and Crossman Engineering to design and construct the building, hoping to begin construction efforts in June. She then turned the presentation over to Steve Cabral.

Mr. Cabral noted that although the review was at the pre-application stage, and that they would be looking to combine the Master-Preliminary plan review, notices were mailed out to affected abutters. He pointed out that the proposed site is just north of the existing Kubota facility on Broncos Highway, approximately 1,000 feet north of the Daniele Drive entrance, just shy of 4 acres in size. He noted that the site had been cleared years ago, with a majority of the size being exposed gravel, and wooded to the sides. A detention pond had been constructed on the site, with storm drains that discharge towards Route 102. Public sewer

currently runs down Route 102, which they will pursue for an access permit. The closest water line is located in Daniele Drive which feeds in from the backside of the park and ends at Route 102, so there is no means of utilizing public water. As Alashan Cashmere will employ no more than 25 employees, they will be able to install a private well on site. As they employee count is less than 25, it will not be considered community which has stricter regulations.

In regards to access, Mr. Cabral stated that there currently is a 30-foot height difference from Route 102 to the site. Because of this height difference, previous owners had created an access easement over the existing access for Kubota, which will be utilized for access to Alashan Cashmere. The Industrial Foundation also intends to provide an access easement to the Town for access to the rear property. In regards to wetland areas, he noted that the site is relatively dry with a small sliver of wetlands on the western portion of the property that will not be impacted by development. He also noted that the high area of the property is situated so that any water will drain from the site towards Route 102, away from the adjacent wetlands. All surface water from the site will be collected into the existing detention pond, which will be rebuilt according to the new RIDEM stormwater control standards, and allow them to maintain the wooded areas located on the northern side of the property.

Mr. Cabral noted that the property and surrounding area is zoned General Industrial, lies within the Route 102 Overlay District, and is outside of any of the Aquifer Overlay Districts. He pointed out that the property is within a wellhead protection zone for a non-community public water supply for the Townsman's Club. As an on-site septic system is not proposed and Alashan Cashmere is a clean operation, there will be no impact on the wellhead protection area by the development. In regards to State approvals, he noted that the project would require approval from the RIDOT for a Physical Alteration Permit and RIDEM for a RIPDES permit, which requires a Soil Erosion application. Although it is not required, while at RIDEM for the RIPDES permit, they will also apply for a wetlands permit. The timeframe will not be affected because the new RIDEM regulations allows for a faster review. He pointed out that the shaded areas on the plan represent slopes that are greater than 15% due to previous manmade earthwork, although the site is relatively level.

Mr. Kravitz then asked Mr. Cabral to explain how the site will be connected to the public sewer line. Mr. Cabral stated one option would be direct connection to the 8-inch line located in Route 102. However, the proposed building location is 300 feet from the property line. The line would then have to run down through the 30-foot height drop to Route 102, which would affect the maximum allowable slope for a sewer line and require the addition of two different drop manholes increasing the costs for connection. The second option is to utilize Kubota's existing sewer line, which already addresses the height drop, and currently has a manhole in the middle of the driveway. He noted that the Industrial Foundation is currently in negotiations with the Burrillville Sewer Commission to receive permission to tie into the existing sewer line. He also added that the current line (to Kubota) is a 6-inch line, which can easily handle Kubota's and Alashan Cashmere's disposal needs. Normally the Commission requires an 8-inch line for two businesses. This issue is also being negotiated with the Sewer Commission. As of now the Industrial Foundation is pursuing the individual line.

Referring to the building site plan, Mr. Cabral explained that the plan would have employee parking for 26 spaces. One loading dock is proposed for tractor trailer access; one area would be provided for direct drive-in access to the building for a small box-type truck. He then turned the presentation over to Charlie Morton, of Bauman Associates for a brief description of the building.

Mr. Morton explained that Phase I includes the construction of a 13,000 square foot building with a typical loading dock, warehouse and small drive-in area to allow for loading and unloading a small box truck for their tradeshow equipment. On the north-side of the building would be approximately 3,000 square feet of office space. Phase II will be for a future endeavor. He said that the building is a typical pre-engineered building, with a 16-foot eave on either side of the building, with a peak in the middle, rising to approximately 22 feet.

Mr. Partington then asked for questions or comments from the Board.

Mr. Ferreira questioned whether pervious or impervious pavement is being considered. Mr. Cabral said that the current approach is for impervious pavement with infiltration as maintenance is an issue with porous pavement. Mr. Ferreira asked that an oil-water separator would be provided within the catch basins in the parking area before the detention pond. Mr. Cabral stated that they could provide the oil-water separator in the last manhole before the detention pond.

Mr. Presbrey questioned the sewer line size being proposed. Mr. Cabral replied that it would be a 6-inch line. Noting that good planning had been done by providing the access easement to the back property, Mr. Presbrey suggested they consider placing a manhole in the access easement which will allow for an 8-inch line to future development of the back property. Mr. Cabral said that if it was possible, they could work that detail out. Mr. Presbrey then asked if Alashan Cashmere conducts manufacturing or is just a warehousing business. Ms. McLeish stated that it was just warehousing. Mr. Presbrey added that he did not have a problem with combining the review processes.

Mr. Partington, noting that he did not have a problem either, requested building elevations at the next review.

## **VI. OTHER BUSINESS:**

**Report from Administrative Officer:** The Board reviewed three reports from the Administrative Officer. They noted that in January, a Certificate of Completeness was issued for: **Steere Farm Village, Steere Farm Road, Burrillville** (Pre-application Plan for Major Subdivision – 24 lots); there were no plans rejected as incomplete and no plans were endorsed. In February, no Certificates of Completeness were issued and no plans were rejected. One plan was endorsed: **National Grid & Warren & Cynthia Patterson, Wallum Lake Road, Pascoag** (Administrative – 3 lots), In March, Certificates of Completeness were issued for: **Adler Properties, LLC, Locust Lane, Burrillville** (Pre-application Major Land Development); **Burrillville Industrial Foundation for Alashan Cashmere, Bronco Highway, Burrillville** (Pre-application Major Land Development); and **Northern Developers, Inc. & Ann F. DiMuccio, Sherman Farm Road, Burrillville** (Administrative

plan). There were no plans rejected and one plan was endorsed: **Northern Developers, Inc. & Ann F. DiMuccio, Sherman Farm Road, Burrillville** (Administrative plan).

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

*A motion to adjourn was then made by Mr. Ferreira at 7:52 p.m. The motion received a second from Mr. Desjardins and carried unanimously by the Board.*

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