

**MINUTES OF THE PLANNING BOARD MEETING OF MAY 5, 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 7:01 p.m., Jeffrey Partington, Chairman, presiding.

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

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

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that all members were present.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of April 7, 2014** were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- *Zoning Board May 13, 2014 Agenda;*
- *Physical Alteration Permit for NeighborWorks Pascoag Village project.*

V. NEW BUSINESS:

Burrillville Industrial Foundation for Alashan Cashmere, Bronco Highway, Burrillville; Map 195, Lot 2: *Combined Master-Preliminary Major Plan Review/Public Hearing:* Mr. Scott Gibbs, of The Economic Foundation of RI, Mr. Kevin Menard and Ms. Renay McLeish, of the Burrillville Industrial Foundation, Mr. Steven Cabral, of Crossman Engineering, and Mr. Charlie Morton, of Bauman Architects, were in attendance to represent the request. Mr. Gibbs stated that the Board was reviewing a combined master-preliminary land development plan for the construction of a 13,000 square foot office/warehousing facility, which will be constructed by the Industrial Foundation. Upon completion of construction, the property will be sold to Alashan Cashmere, who is currently located on Harrisville Main Street. He then turned the presentation over to Steve Cabral, of Crossman Engineering.

Mr. Cabral began by stating that the entire site comprises 3.9 acres in size, and has very little vegetation. He noted that the layout plan was identical to the pre-application plan. Photos of the existing conditions have been provided to help the Board see how the site exists today. He then proceeded to explain the outline the location of each area on the plan as depicted by the existing conditions photos. 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. A detention pond was previously constructed on the site, with storm drains that discharge towards Route 102. Connection to the sewer system is proposed with a 6" line from the proposed building directly to an existing service which was installed when the sewer line was run on Route 102. The closest public water line is located in Daniele Drive, which feeds in from the backside of the industrial park and ends at Route 102. This eliminates connection to public water. As Alashan Cashmere will employ no more than 25 employees, a private well will be installed towards the rear of the property in order to maximize the distance from the infiltration pond as well as the sewer line.

Mr. Gibbs added that there is the possibility an 8" sewer line service may be installed to provide connection to the rear abutting lot, which is part of Commerce Park. Although the lot has frontage in Commerce Park, there is a fairly large wetlands area that prohibits access. The currently access for Kubota and Alashan may be extended in the future to provide access to the rear property. The sewer department would then require the installation of an 8" sewer line, but a variance would be required to allow for two users connecting to the same lateral.

In regards to wetland areas, Mr. Cabral 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 due to the steepness of the property any drainage will run from the site in the direction of 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. 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 sewer connection application was submitted to the Burrillville Sewer Department last week.

Mr. Cabral stated that a landscaping plan has been provided but because the building and development is set so far back from Route 102, they did provide too many buffer plantings to the front of the building or to the north side. The only vegetation that will be disturbed is the bare minimum where the sewer lines come through and where the outlet pipes are built. The intent is to leave the existing woods intact. He noted that the landscape architect had provided a few ornamental plantings and that Alashan had requested an area for the construction of a flag pole, which has been incorporated into the landscape plan.

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.

Mr. Cabral noted that based on comments from the Board members at the Pre-application meeting, a DMH1 manhole with a T, that will act like an oil-water separator, has been incorporated into the drainage design to hand water flow from the catch basins within the parking lot area.

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

Mr. Pick questioned whether the second phase would bring in more than the 25 employees initially required for the first phase. Mr. Gibbs said that the second phase is just for warehousing purposes – no new employees are required.

Mr. Lupis commented that the plan with photos of existing conditions was very impressive.

Having no further questions from the Board, Mr. Gibbs asked if the Board would like to hear a presentation from the architect.

As the architect was unable to attend tonight's meeting, Mr. Charles Moore, builder, was present to answer any questions. Mr. Partington mentioned that the Board likes to see elements on a proposed building that breakup the monotony of a metal structure, as this is the type of building being proposed. Mr. Moore stated that the proposal calls for a very utilitarian-type, pre-engineered building, noting that the building is hidden from Route 102 view. He said that the best way to break up the monotony was by utilizing plantings around the building. He suggested providing trim work in different colors, although he noted that at this point there have not been discussions on building design with Alashan. As an alternative, Mr. Lupis offered a suggestion of bricking the front of the building from the entrance to the three windows location. Mr. Gibbs noted that they have been working with a very tight budget for this project, and that building details being requested would have to be discussed with the owner. Mr. Tremblay inquired as to what is proposed for landscaping on the side of the building that faces Kubota. Mr. Gibbs stated that he felt that the island area would provide adequate landscape to address the concerns for landscaping the front of the building.

A public hearing was then opened by the Chairman at 7:26 p.m. Having no one present in the audience, *a motion was made by Mr. Ferreira to close the public hearing at 7:27 p.m. The motion received a second from Mr. Lupis and carried unanimously.*

As there were no further questions from the Board, *a motion was made by Mr. Ferreira that the Burrillville Industrial Foundation for Alashan Cashmere combined master-preliminary plan be approved in accordance with RIGL Section 45-23-40 & 41, the Major Land Development is consistent with the Town's Comprehensive Plan, specifically, Chapter VII Economic Development, Goal VII.1, and Implementation Action VII.1.a.4; the land development does not harm the intent or purpose of the Zoning Ordinance and complies with Section 30-111 Table of Dimensional Regulations; there will be no significant, negative environmental impacts; the land development will not result in the creation of an unbuildable lot; and the proposed commercial lot has adequate and permanent physical access to Route 102, which is a state-accepted road; conditioned upon the Town receiving copies of all approved permits. The motion received a second Mr. Lemek and carried unanimously by the Board.*

Community Development Block Grant PY'14 Application – First Public Hearing: *Certification of Consistency with the Comprehensive Plan:* The following requests for consideration through the Town's CDBG PY'14 application were reviewed:

- **Oakland-Mapleville Bike Path:** *Continue development of the Town's bike and walking path by improving Phase II section of the railroad right-of-way from the former Remington Lumber site to Snake Hill Road; (\$100,000)*
- **Maplehill Mobile Home Park Home Replacement Program:** *Through the experience of operating the Town's Housing Rehabilitation Program, we have encountered several manufactured homes in need of replacement. Of the 196 units in the park, nearly 64 percent are forty years old or older while only 13 percent,*

or 2, of 196 are year 2000 or newer. With many of the units being constructed of aluminum and light wood bracing, the older units have exceeded their structural life. Additionally, modifications to the units over the years has compromised structural integrity and/or exacerbated water leaks; (\$100,000)

- **Tri-Town Community Action Agency:**
 - *Northern RI Community Health Center, Inc.* serves people with acute or long-term mental health and substance abuse problems. Special contracts with the School Department result in home, school and center-based services for Burrillville students.
 - *Talbot Trans/LTC* provides transitional long-term care for alcohol and drug abusers;
 - *Loaves & Fishes* distribute food to needy families;
 - *The Calvary Emergency Relief Fund* provides food, fuel, and rent assistance for those in emergency situations.
- **Statewide Community Housing Land Trust Housing Programs.**

The Public Hearing was then opened by the Chairman at 7:41 p.m. Having no one present in the audience, *a motion to close the public hearing was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously by the Board.*

Having no further discussions on the proposed projects, *a motion was made by Mr. Ferreira that the proposed projects for consideration under the Town's CDBG PY'14 application are in compliance with the Town's Comprehensive Plan, as outlined by the Town Planner's Staff Report dated 04/28/2014. The motion received a second from Mr. Lemek and carried unanimously by the Board.*

Community Development Block Grant Interim Financing, Pascoag Main Street – Public Hearing: Mr. Kravitz told the Board that this type of funding is different from the regular CDBG application, although it is operated through the same office. It does not follow the CDBG calendar schedule but is run through an open enrollment. The request relates to a project that the Burrillville Redevelopment Agency is working on with NeighborWorks, to upgrade the building stock in the downtown Pascoag area. It has been proven that if an individual invests money into one of the downtown business buildings, it has generally become occupied within a short period of time. He noted that he has had conversations with Peter Bancroft, of WellOne, about bringing in specialized healthcare doctors who could occupy these empty spaces. He outlined (through a PowerPoint presentation) the identified parcels being considered for rehabilitation. The request for the interim financing is for \$1.5 million for a five-year period.

The Public Hearing was then opened by the Chairman at 7:50 p.m. Having no one present in the audience, *a motion to close the Public Hearing at 7:51 p.m. was made by Mr. Ferreira, second by Mr. Felice and carried unanimously.*

Having no further discussions on the proposed requests, *a motion was made by the chairman that the proposed CDBG Interim Financing request in the amount of \$1.5 million is in compliance with the Town's Comprehensive Plan, as outlined by the Town Planner's Staff Report dated 04/28/2014. The motion received a second from Mr. Ferreira and carried unanimously.*

VI. OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the report from the Administrative Officer. They noted that in April, a Certificate of Completeness was issued for: **Burrillville Industrial Foundation for Alashan Cashmere, Bronco Highway, Burrillville** (Combined Master-Preliminary Major Land Development). There were no plans rejected as incomplete and no plans were endorsed.

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