

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

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

Others Present: Ray Cloutier, Zoning Board Chairman, 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 September 8, 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:

- *none;*

V. NEW BUSINESS:

Pine Harbor Estates, 2748 Wallum Lake Road, Burrillville; Map 17, Lot 43: *Preliminary Minor Rural Residential Compound Plan Review (cont'd from November 4, 2013, July 7, and September 14, 2014 meetings):* Mr. Partington noted that a letter had been submitted by the applicant's attorney, Scott Partington, requesting a continuance to the November Planning Board meeting, as the published public hearing notice for tonight's meeting contained an error in the date. *A motion to continue the Pine Harbor Estates Preliminary Minor Rural Residential Compound Plan review to the November 3, 2014 Planning Board agenda was made by Mr. Ferreira, seconded by Mr. Felice and carried unanimously by the Board.*

Steere Farm Village, Steere Farm Road, Burrillville; Map 247, Lot 11 & Map 230, Lot 2: *Major Master Plan Review/Public Informational Meeting (cont'd from July 7, 2014 meeting):* Mr. Kevin Morin, of DiPrete Engineering, and Mr. Kevin Lavoie, co-applicant, were in attendance to represent the request. Mr. Kravitz stated that during the last review, basically four items were requested by the Board, and have been provided:

- School impact (capacity) recognition by the School Superintendent (Letter from Dr. Frank Pallotta, Superintendent, dated August 25, 2014);
- Water Department approval regarding capacity (Letter from Ronald W. Slocum, Chairman, of the Harrisville Fire District Water Department, dated September 10, 2014);
- Town Council acceptance of land conveyance affirming access to Steere Farm Road (Memo from Michael C. Wood, Town Manager, regarding the Town Council's approve of the land swap, dated August 14, 2014);
- Fire Chief approval of road width, design, parking, etc., to accommodate ladder truck (email from Kevin Morin, of DiPrete Engineering, regarding his discussions with Chief Mark St. Pierre, of the Harrisville Fire Department, dated September 2, 2014).

Mr. Ferreira asked if the walking path proposed from Lapham Farm Road would run through the development, and provide access to the Steere Farm Elementary. Mr. Morin said that the existing gravel roadway would be used as a walking path allowing access from Lapham Farm to the open space in the center of the cul-de-sac through an easement between lots 4 and 5. Mr. Ferreira further requested that an additional easement be provided between lots 20 and 21 to allow for access to the school. Mr. Kravitz stated that as the developers proceed to Preliminary Plan, he would check with the superintendent of school to get his thoughts on the access request.

Mr. Pick questioned whether there was a need to discuss traffic impacts from the development. Mr. Morin told the Board that their engineers on the project had conducted an assessment of the traffic impact from the project in June, focusing primarily on the safety factor. They felt that there would be no issues from the location of the proposed access and the current level of service on Steere Farm Road. Mr. Pick requested a police detail or signage when the roadway is under construction.

Mr. Tremblay questioned whether the Town Council had set any conditions in regards to the concerns of the neighbor that immediately abuts the access lot. Mr. Kravitz said that although he did not attend the Council meeting, he believes no conditions were made by the Council. The neighbor in question had obtained a copy of the traffic study immediately following the Planning Board on July 7th, and that he has not been heard from since then. He added that the neighbor will receive another notice when the preliminary plan is submitted.

As there were no further questions, *a motion to approve the Major Master Plan of Steere Farm Village was made from the Chairman, in accordance with RIGL 45-23-60 and the following Findings of Fact that serve as the decision of record by the Planning Board:*

- *The development plan is consistent with the Community Comprehensive Plan, particularly, Chapter II – Natural & Cultural Resources, Goal II.1 “Promote a harmonious relationship between land development and natural resources.” Chapter IX – Land Use, Implementation Action IX.1.b.1 “Promote clustering of residential and commercial development where possible, particularly in the R-12, R-20, R-40 and F-2 districts;”*
- *The plan is compliant with the general purpose and intent of the Town’s Zoning Ordinance, particularly Section 30-2 Purpose, subsections 1 thru 8 (excepting section 3, c);*
- *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 lots permanent physical access to Steere Farm Road.*

The motion received a second from Mr. Ferreira and carried unanimously by the Board.

VI. OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the report from the Administrative Officer. They noted that in the month of September there were no Certificates of Completeness issued, no plans rejected as incomplete and no plans endorsed.

Planning Board Discussions: *Election of Officers:* Mr. Partington noted that the current officers included himself as Chairman, Mr. Felice as Vice-Chairman and Mr. Ferreira as Secretary. *A motion to endorse the current slate of officers for another year was made by Mr. Presbrey, seconded by Mr. Tremblay and carried unanimously by the Board.*

A motion to adjourn was then made by Mr. Lupis at 7:25 p.m. The motion received a second from Mr. Pick and carried unanimously by the Board.

Recorded by: _____
M. Christine Langlois, Deputy Planner