

**MINUTES OF THE PLANNING BOARD MEETING OF MARCH 2, 2015
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, Marc Tremblay, Rick Lemek, Leo Felice, Bruce Ferreira, Michael Lupis, Dov Pick, Christopher Desjardins and Jeffrey Presbrey.

Others Present: Raymond 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 January 5, 2015** were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Felice and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Zoning Board February & March 2015 agendas
- Letter from National Surveyors-Developers regarding the Connors, McIlmail & Gomes subdivision;
- Letter from Paul Vanasse regarding utilities at Smith Estates

V. OLD BUSINESS:

John Connors, Jay McIlmail & Nicole Gomas, Cherry Farm Road, Burrillville; Map 143, Lot 47; Map 126, Lot 20: *Preliminary Minor Subdivision Plan Review (cont'd from July 7 and December 1, 2014:* The Board noted receipt of a letter from Norbert Therien, of National Surveyors-Developers, requesting the Board consider an extension of the plan review. *A motion to continue the preliminary plan review to the April 6, 2015 meeting was then made by Mr. Ferreira, seconded by Mr. Felice and carried unanimously by the Board.*

VI. NEW BUSINESS:

Seminole Development LLC, Smith Estates Major Subdivision, Ledgewood Lane, Pascoag; Map 124, Lots 82 & 83: *Request for Change in Electrical Services:* Mr. Kravitz updated the Board on the current status of Smith Estates, noting that because the developer bailed on the project, the Town was able to pull the bond in place, which is just barely enough to cover the final course of pavement and miscellaneous items. Noting that the utilities were placed underground, he said that he had been approached by Mr. Vanasse and his partner with a request to allow for above-ground electrical for the two properties that they purchased from the developer. Two homes are currently under construction and they told him that they would be able to connect above-ground to poles on the adjacent street (Hill Road) because of the location of the homes. Once the waiver request was received in the Planning Department, he told the Board that he had contacted William Guertin, of the Pascoag Utility District, to obtain his input on the request, as well as Jeffrey McCormack, DPW Director. Mr. McCormack said that he did not have a problem with the request; however Mr. Guertin did not concur as the PUD has listed this development as having underground utilities and did not wish to

piecemeal the electrical for just two homes. Also he felt it was not in compliance with the Town's development requirements for underground utilities.

The Board asked Mr. Vanasse if he had a problem with Mr. Guertin's response. Mr. Vanasse said he did not and understood he would have to go underground with the utilities.

A motion was then made by Mr. Ferreira to receive and file the request and associated correspondence. The motion received a second from Mr. Felice and carried unanimously by the Board.

KLMB Properties, Lapham Farm Road, Burrillville; Map 211, Lot 2: *Applicability of Aquifer Overlay District to Map 211, Lot 2;* Mr. Mark Bard and Mr. Kevin Lavoie, developers, as well as Mr. Edward Avizinis, a soil scientist from Natural Resource Services, were in attendance to represent the request. [For the benefit of the Board, Mr. Kravitz highlighted the location of the property on the overhead screen and the location of the aquifer overlay district.] Mr. Avizinis began the discussion by stating that he had reviewed the property and conducted several test holes for soil evaluation sampling. He noted the presence of dense till, with a few feet of ablation till under that and further under the ablation was lodgement till, confirming that the property does not contain any stratified drift. He suggested that the aquifer line delineation would be more accurately depicted approximately 100 feet to the east of the property.

Based upon the information provided by Natural Resource Services, the Board felt that the aquifer overlay designation did not affect this property and the applicant has shown due diligence in the request. *A motion was made from the Chairman, given the stratification of the soil in the subject area and the uniqueness of the property in which such a small percentage is contemplated in the aquifer overlay district, the Board will consider this property to be not part of the aquifer overlay. The motion received a second from Mr. Tremblay. Mr. Presbrey then requested that the motion be amended to include that the Board's opinion is based on the scientific evidence with the test holes performed. The amendment was seconded and passed. The original motion then passed unanimously.*

Discussion with Representation from the Audubon Society of Rhode Island: The Board heard a brief presentation from Eugenia Marks, Senior Director of Policy, for the Audubon Society of Rhode Island, regarding the current condition of the Branch River and its associated tributaries, noting the efforts to contain a current fecal contamination (enterococcus) and the work, that the Audubon Society, working in conjunction with Bryant University, hope to achieve by finding solutions. She informed the Board that they believe most of the contamination comes from the abundance of cesspools currently in use in Burrillville, and requested the Town consider alternatives to work on eliminating the situation. One is the availability of Clean Water Resource Revolving Loan funds to assist homeowners with cost for replacement. She suggested the first step would be for the Town to consider creating a Waste Water Management District to focus these efforts on cleanup.

At this point, Mr. Presbrey recused from the next item for discussion.

Burrillville Department of Public Works Relocation, Clear River Drive, Burrillville; Map 178, Lot 5: *Major Land Development Pre-application Review:* Mr. Kravitz told the Board that the relocation of the Department of Public Works is currently listed in the Town's Capital Improvement Program. A feasibility study was then conducted by Mr. McCormack, DPW Director, at the request of the Town Manager. He said that he felt this feasibility study was enough information for the Board to consider the plan as a pre-application for the project. He explained that the DPW would be relocated to Clear River Drive, in the vicinity of the old landfill and across from the Sewer Department. The plan proposes the development of a new larger facility and would also include a modernized sand/salt storage and eventually a fuel depot area. Because the property is within the aquifer overlay, the plan would require Zoning Board approval.

As to the current DPW facility, because it is located in a residential zone, the Town is considering re-platting it and selling house lots. The commercial use would be eliminated from a residential area and placed in a more suitable location with highway access.

The Board felt that it was a good proposal and long overdue.

Mr. Presbrey then returned to the meeting.

Pascoag Main Street Revitalization, 74 & 84-86 Pascoag Main Street, Pascoag; Map 175, Lots 43 & 44: *Minor Land Development Plan Review:* Mr. Kravitz noted that the Board had previously rendered findings on this property (the former music hall) a few years ago. This revised plan includes a modification to the first plan's building, noting that the first floor footprint would be all one. He told the Board that Joe Garlick, from NeighborWorks of the Blackstone River Valley, was waiting on one last piece of funding from RI Housing. Because the original RIDEM permit was approved for only this specific property (Lot 44), with the additional of Lot 43, the plan modification must be approved by the Board and resubmitted to RIDEM for an amended permit. The findings have been revised to include the new style. He also told the Board that the Town is in discussions with WellOne for additional medical services to be housed in this building.

A motion was made from the Chairman to approve the revised Minor Land Development Plan for Pascoag Main Street Revitalization, 74 & 84-86 Pascoag Main Street, Pascoag in accordance with R.I.G.L. 45-23-60 and offer the following findings: the Land Development is consistent with the following sections of the Comprehensive Plan: Natural & Cultural Resources Chapter II.3.b.16; II.6.e, II.6.e.2; Housing Chapter V.1.a.2; V.1.f; V.1.f.1; Land Use Chapter IX.2, IX.2.b.1, IX.2.b.3; the application is consistent with the Zoning Ordinance, including Aquifer Overlay 30-202, Dimensional Regulations 30-111, Lots Containing Wetlands 30-153; that there are no negative environmental impacts upon receipt of RIDEM amended permit number 07-005 (approval conditioned upon amending said permit); the Land Development will not result in the creation of unbuildable lots; the Land Development has adequate and permanent physical access to Pascoag Main Street, a public, state-owned street. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

VII. OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the reports from the Administrative Officer for January and February. They noted that during both of those months no Certificates of Completeness issued, no plans were rejected as incomplete and no plans were endorsed.

Planning Board Discussions: *Review of Upcoming Reappointments:* Mr. Partington noted that three of the Board members were up for reappointment this month: Bruce Ferreira, Christopher Desjardins and Jeffrey Partington. The Board agreed to forward a favorable recommendation on their reappointments to the Board.

A motion to adjourn was then made by Mr. Ferreira at 8:05 p.m. The motion received a second from Mr. Desjardins and carried unanimously by the Board.

Recorded by: _____
M. Christine Langlois, Deputy Planner