

**MINUTES OF THE PLANNING BOARD MEETING OF APRIL 6, 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, Michael Lupis, Dov Pick, Christopher Desjardins and Jeffrey Presbrey.

Members Absent: Bruce Ferreira.

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

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that Mr. Ferreira was absent this evening; all other members were present.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of March 2, 2015** were read. *A motion to accept the minutes, as presented, was made by Mr. Partington, seconded by Mr. Felice and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Zoning Board April 2015 agenda
- Correspondence to developer Mark Bard regarding the Board's action on his request for the verification of the aquifer location on his Lapham Farm Road lot;

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, 2014, December 1, 2014 and March 2, 2015 meetings:* The Board noted that they had not received any additional information regarding this request prior to the meeting this evening. *A motion to continue the preliminary plan review to the May 4, 2015 was made by Mr. Tremblay, seconded by Mr. Desjardins and carried unanimously by the Board.*

VI. NEW BUSINESS:

DiCenzo Minor Subdivision, Pulaski & Gig Roads, Burrillville; Map 132, Lot 43: *Pre-Application Minor Subdivision Plan Review:* Mr. Richard Lipsitz, of Waterman Engineering, and Tony Ricci, representative for the property owner, were in attendance to represent the request. Mr. Lipsitz told the Board that the property is located off of Gig Road and contains 16.46 acres. The applicant is looking to subdivide the property into five lots serviced by a public roadway. He noted that the plan had originally been prepared by Marc Nyberg & Associates for the previous property owner and that they were replicating it as there was not much to change because of the presence of three aquifer overlay areas. The plan shows a single road access, ending in a cul-de-sac, all proposed lots conforming to zoning. He told the Board that at the time the plan had been first prepared a single test hole had been conducted a septic system design for the large lot (which is represented as lot 1 on the plan) so that the applicant could cut off his existing house on a separate lot. Going forward he noted that they will have to design the roadway drainage and additional testing for septic systems. The only wetlands area identified on the site was the edge of the Slatersville reservoir, which is down a

steep cliff from the property, and asked if this area would have to be flagged and have it verified by RIDEM. He pointed out other permits which would be required for this development, such as a RIPDES permit for the roadway and possibly a UIC permit for the drainage. Mr. Partington told him that the Board would be able to accept the wetlands biologist letter as verification of wetlands on the property. Mr. Lipsitz then asked if the Board had suggestions to offer regarding the proposal.

Mr. Partington said that in some cases, if there are features on the property of interest, the Board allows flexibility in the placement of the houses or lots based on those particular features. Mr. Lipsitz pointed out that because of the three aquifer overlay districts, the lots get bigger further into the property, prohibiting flexibility. They had investigated other uses but felt that the proposed five lots would better benefit the town. The owner is pleased with the proposal, noting the possibility of building a home on one of the lots. He pointed out a small piece of land near the proposed access which may be incorporated with the drainage.

Mr. Kravitz noted that the proposed roadway would cross the National Grid easement and that the applicant would have to obtain written approval from National Grid to cross the easement. Mr. Lipsitz said that they would obtain permission.

Mr. Tremblay questioned the length of the proposed roadway. Mr. Kravitz noted that the regulations call for no more than 1,000 feet for cul-de-sacs. Mr. Lipsitz stated that the roadway would be 999 feet or less. Mr. Kravitz suggested they reduce the roadway and create longer driveways. He also said that the regulations require sidewalks, and Mr. Lipsitz said they would be requesting a waiver, in writing, from the sidewalk requirement. Mr. Lemek was concerned with the elevations and whether the FEMA maps would require flood insurance. Mr. Lipsitz said that they would be conducting a new survey and topography to address any elevation concerns, noting that new FEMA maps would be available on May 1st and that the property is located way above the reservoir.

Having no further questions or suggestions from the Board, Mr. Lipsitz thanked the Board for their input and stated they would be back once their approvals were received.

Comprehensive Plan Amendments, Chapter IX – Land Use, Redevelopment Districts:

The Board reviewed material they received regarding the Burrillville Redevelopment Agency's request to add additional redevelopment districts to the Town's Comprehensive Plan, *Chapter IX, Land Use, IX.2 Land Use Issues, Substandard Areas*. The proposed areas under consideration are: *Chapel Street from River Street to Union Avenue; the former Boliden Metech Mill in Mapleville; and the Pliant site in Nasonville*. Mr. Kravitz told the Board that the amendment was simply identifying additional substandard areas. *A motion was made by Mr. Tremblay to recommend adoption of the amendments to the Town's Comprehensive Plan, Chapter IX, Land Use, IX.2 Land Use Issues, Substandard Areas proposed by the Burrillville Redevelopment Agency in regards to additional redevelopment areas, specifically: 1) Chapel Street from River Street to Union Avenue; 2) the former Boliden Metech Mill in Mapleville; and 3) the Pliant site in Nasonville; pursuant to RIGL§45-22.2-8(3)(iv). The motion received a second from Mr. Pick and carried unanimously by the Board.*

VII. OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the report from the Administrative Officer for March. They noted that during both of those months, a Certificate

of Completeness was issued for **DiCenzo Minor Subdivision, Pulaski & Gig Road, Nasonville** (Pre-application Minor - five lots). There were no plans were 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. Felice at 7:31 p.m. The motion received a second from Mr. Pick and carried unanimously by the Board.

Recorded by: _____
M. Christine Langlois, Deputy Planner