

**MINUTES OF THE PLANNING BOARD MEETING OF OCTOBER 5, 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 7:02 p.m., Jeffrey Partington, Chairman, presiding.

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

Members Absent: Jeffrey Presbrey.

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

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that Mr. Presbrey was excused.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of September 14, 2015** 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:

- Zoning Board Agenda for October 2015

V. NEW BUSINESS:

Ronald A. & Lorraine P. Pennington, Colwell Road, Burrillville; Map 218, Lots 2 & 3: Administration Subdivision Requiring a Variance: Mr. Norbert Therien, of National Land Surveyors, and Ronald & Lorraine Pennington, applicants, were in attendance to request a reconfiguration of a property line for the Pennington's properties on Colwell Road. The lot line movement would eliminate a driveway encroachment discovered during a recent survey. He noted that a Class I boundary survey was conducted for the line movement, and that because the properties lie in the F-5 zoning district, the property line adjustment leaves one of the properties (Lot 3) with reduced frontage (314±). The plan would require zoning relief from the F-5 frontage requirement of 450 feet. *A motion was made by Mr. Ferreira to grant conditional approval of the Minor Subdivision for Ronald A. Pennington and Lorraine P. Pennington, 394 & 434 Colwell Road, Burrillville; Map 218, Lots 2 & 3 and to forward a favorable recommendation on granting frontage relief to the Zoning Board as the variance will not alter the character of the existing area and surrounding land, and it does not impair the intent or purpose of the Comprehensive Plan, which supports rural development in the F-5 Zoning District. The existing development characteristics of the neighborhood will not change as a result of the application. The motion received a second from Mr. Desjardins and carried unanimously by the Board.*

Comprehensive Plan Update: Chapter I – Introduction: Mr. Kravitz told the Board that after he had reviewed state law referencing local comprehensive plans, he noticed a fair amount of redundancy within the Town's current plan. He said that he is working to remove this redundancy, choosing to show more of the basic demographics. He offered a sample of the style that he would like to have for the plan, utilizing Chapter I as the model. He noted that he plans on including a fair amount of the discussions from the recently held Town Council-sponsored charettes. The Board agreed that the original information was based on

old surveys of residents and that the recent charettes provide a newer, up-to-date outlook on the direction of the Town. They questioned the outcome of the charettes. Mr. Kravitz told them that he has written copies of the results and could provide them with a copy for their review. In regards to public input, he told the Board that all Planning Board meetings are publicized and that they are able to receive input from residents during discussion of each Chapter, which can be incorporated into the plan before it is finalized and turned over to the Town Council. He said that each monthly review can be advertised in the Bargain Buyer, and each chapter update can be placed on the Town's website for residents to review prior to a meeting. He added that he intended to provide the revised chapters to them at least two weeks prior to a meeting to allow them time to digest the changes. The Board suggested that he consider requesting information from them, by email, during his rewrite in case any member has expertise to offer within any of the chapters.

OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the report from the Administrative Officer for the month of September. They noted that during the month, a Certificate of Completeness was issued for **Ronald & Lorraine Pennington, Colwell Road, Nasonville** (Administrative – 2 lots). The following plan was rejected as incomplete: **Pine Harbor Estates, Wallum Lake & South Shore Roads, Pascoag** (Final Minor RRC – 5 lots)(2nd submission). There were no plans endorsed.

Planning Board Discussions: Additional questions arose regarding the proposed new power plant. Mr. Kravitz reiterated that the Board would have plenty of time to ask questions once a “formal” application has been submitted.

A motion to adjourn was then made by Mr. Ferreira at 7:40 p.m. The motion received a second from Mr. Desjardins and carried unanimously by the Board.

Recorded by: _____
M. Christine Langlois, Deputy Planner