

PLANNING BOARD MEETING OF AUGUST 28, 2007

PLACE: TOWN HALL BANQUET ROOM

Meeting called to order at 6:30 P.M. by Chairman Fleurent

I. ADMINISTRATIVE BUSINESS

A. Quorum/Attendance

Members Not Present – Marinus Vander Pol, James Holmes

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes –

1.) Albert Borges motioned to accept the minutes to the July 31, 2007 meeting. Timothy Cox seconded. The vote was unanimous. The motion passed.

2.) Albert Borges motioned to accept the minutes to the August 14, 2007 meeting. Timothy Cox seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills –

1) Supplies – Staples - \$7.48

Dennis Vello motioned to pay this bill. Timothy Cox seconded. The vote was unanimous. The motion passed.

D. Receipt of Plans – None

E. Approval of Plans - None

F. Other -

1.) Special Permit – Lighthouse Bed and Biscuit – Narragansett Boulevard.

Chairman Fleurent – Were the order of conditions sent to the petitioner?

William Roth – Yes.

Chairman Fleurent – Are they acceptable?

Richard Reilly – Yes. If the town wants us to have a security guard at the beginning, we would do so. The business is not designed that way.

William Roth – The engineer is asking that utilities be underground after the bridge. I told him that would be fine.

Chairman Fleurent – I just want to make sure we're on the same page with regards to the cul-de-sac.

Timothy Cox – What if someone is parked on the cul de sac?

David Davignon (Engineer for the applicant) – We've created a circular area around the cul-de-sac easement.

Chairman Fleurent – They still own that property.

Wayne Hayward – What is the appeal on the frontage.

David Davignon – We asked for 100.

Richard Reilly – This won't even go to court. It will be settled within days.

Timothy Cox – When he brought the property, he lost his frontage.

Chairman Fleurent- There's 40 feet on Narragansett.

David Davignon – We meet the shape of lot and topography criteria. If not, we would have gone forward with the Form C.

Wayne Hayward- I don't have a problem with the variance.

William Roth – There was one issue discussed that I didn't put in there. I would recommend a condition number 30 regarding if future access from the property to the east is available in the future that the owner has to use it and turn Narragansett into a secondary emergency access.

Chairman Fleurent – There was a traffic study done.

William Roth – This type of condition has been put in all over the country and has withstood numerous challenges. It allows for more flexibility and better planning.

Wayne Hayward – As far as number 20, I think he should be using concrete pads.

Richard Reilly – This was addressed by our experts.

Wayne Hayward - There are better ways to deal with it by today's standards.

Albert Borges motioned to strike condition number 15. Gary Staffon seconded. The vote was 4-2 in favor. (Wayne Hayward and Timothy Cox opposed") The motion passes.

Gary Staffon – The issue with number 30 is that it is on private property.

Discussion ensued regarding the merits of condition number 30.

David Davignon - We're not opposed to putting in a berm.

Wayne Hayward –My concerns have not changed. Feces and urine should be contained on site. We can ensure that by making them use concrete pads. I don't buy the statements made by their traffic consultant. Both the police chief and the fire chief had problems with traffic.

Timothy Cox – I agree with Mr. Hayward. My concerns are with existing traffic situation and no improvements. I have spoken with the Fire Chief and he has concerns with the access getting to the proposal.

Richard Reilly – Discussed the various consultants and processes he went through meeting with the Fire & Police Chiefs', MassHighway, getting a Tibbetts Engineering to conduct a traffic review. If the Board wants to condition it, he will abide by them. If there are any recommendations to make it safe, he will abide by them.

Gary Staffon – Off site issues are my concern. I would like to see Narragansett made a full with

road from Brawley and maybe a proper cul-de-sac on the site.

Chairman Fleurent – That would require a subdivision, which is not what, is before us.

Timothy Cox – Agreed that improvements are needed.

William Roth – I do not see how new information can be submitted since the public hearing is closed.

Wayne Hayward – They know what our concerns are and they need to propose mitigation and then we review it.

Timothy Cox – My issues are safety of the street and the residents that live there.

Wayne Hayward – We do not need to continue this because the hearing is closed. When the applicant re-submits to the Town Planner, he can put it on the agenda.

Timothy Cox motioned to adjourn. Wayne Hayward Seconded. The vote was unanimous. The meeting as adjourned at 8:45 PM.

Respectfully submitted,

James Pelland, Secretary
to the Planning Board