

PLANNING BOARD MEETING OF SEPTEMBER 11, 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 – Timothy Cox

Planning Director William Roth was also in attendance.

Wayne Hayward motioned to declare the seat of the late James Holmes vacant. Gary Staffon seconded. The vote was unanimous.

### B. Acceptance of Minutes – None

### C. Planning Board Bills –

#### 1) Southcoast Media Group – Evich/Rodericks – Ads - \$156.00

Albert Borges motioned to pay this bill. Gary Staffon seconded. The vote was unanimous. The motion passed.

### D. Receipt of Plans – None

### E. Approval of Plans - None

### F. Release of Lots –

#### 1.) Hidden Drive – Lots 1 and 3

William Roth – BPW has reviewed the subdivision and has deemed it acceptable. There were two items remaining on my site inspection. I see no reason not to release 2 of the 3 lots. I am recommending the release of lots 1 and 3.

Albert Borges motioned release lots 1 and 3. Dennis Vello seconded. The vote was unanimous. The motion passed.

- Discussion ensued regarding various SRPEDD issues.

- Discussion ensued regarding future configuration of the agenda and Chair recognition of members during Public Hearings.

- William Roth updated the Board as to the Block Grant Program and the status of other grants.

## **I. PUBLIC HEARINGS**

#### 1.) Unaccepted Street Discontinuance – Evich/Rodericks – 59-61 Cottage Street

William Roth – The two neighbors on both sides of the paper street are proposing a discontinuance, and to divide the paper street in half. All the departments were given the application. They all have reviewed them and had no comments or concerns. I see no reason for connectivity. Therefore, I am recommending the street be discontinued with the standard

condition.

Wayne Hayward – Is it a forty foot wide way?

William Roth – Yes.

Wayne Hayward – So, we're mandating a form A.

William Roth – Correct.

Chairman Fleurent – This is a clean, good way of doing this.

William Roth- All abutters within 300 feet were notified.

Wayne Hayward motioned to discontinue the public way with the condition that they provide us with a form A within 6 months. Albert Borges seconded. The vote was unanimous. (6-0) The motioned passed.

### **III. OTHER**

1.) Special Permit – Lighthouse Bed & Biscuit – 100 Narragansett Boulevard (Revised Plans)  
(Marinus Vander Pol leaves the room)

Chairman Fleurent – We've had a number of public hearings and meetings. There have been a number of surveys done. BPW did give a sewer and water permit. They also have a permit to construct a bridge. We also talked about waste and how the elimination of same would work. We also talked about the cul-de-sac easement. That's about where we are today. We did have an order of conditions with 30 conditions. This requires 6 positive votes. There are only 5 members here. I tried to invoke the rule of necessity, but Mr. Vander Pol chose not to vote. How big are the pens in the building? Are there drains in the floor?

David Davignon – I believe so.

Wayne Hayward - You have started to look at that issue. I don't know what kind of a puddling issue or problem that poses. Were you intending to move the 5 kennels west?

David Davignon (engineer for the applicant) – Yes.

Wayne Hayward - So we're looking at 30 kennels?

David Davignon - I'm not sure of the number.

Wayne Hayward - As far as urine leaching, they've made an attempt. I would have thought you'd have put a berm there. You did make some attempts on Narragansett Boulevard to widen the road. That's a good step. I'm not sure the homeowners would like that. Also, if there's no curbing, people would be driving right on their steps. You will have to do a real good job on identifying those utility poles. It looks like the grade drops really fast on the east side of the road.

David Davignon – We've made provisions on the top of the bank.

Wayne Hayward – Obviously, you're going to be filling a little bit there. There are two options you're giving as far as road width.

David Davignon – One idea was to create no parking on the west side from Brawley Avenue north.

Wayne Hayward - Are the snow parking bans for the season or the storms?

William Roth – It's for the season and its town wide.

Chairman Fleurent – Why should the petitioner build something for someone else? I know there is a safety issue involved here.

David Davignon- We revised the turn around easement and removed it from being in parking spaces. It is shaped more like a hammer head than a circle.

William Roth – They didn't alter the site at all. They just shrunk it.

Wayne Hayward - I like the easement because it gives authority and control of what can take place there.

Chairman Fleurent – What was the diameter of the cul-de-sac easement?

David Davignon – About 80 feet.

Chairman Fleurent – I know the Fire Chief had a concern about that.

Wayne Hayward - Access is a problem as well. The homeowners are using that parking. They can't charge for it.

Gary Staffon - You're going Cape Cod berm all the way up the east side?

David Davignon - Yes.

Gary Staffon - I'd like to see curbing.

Wayne Hayward - I was concerned about taking down some trees. But it doesn't appear that way. In fact it will give the street a little breath. I am concerned with the utility poles. The residents are concerned about the traffic issue. We don't have a good feel on the numbers despite the projections.

Chairman Fleurent- It looks likes they're trying to create parking to alleviate the parking from the day care center.

David Davignon - We thought it would help with the congestion. We can't please everyone. It's difficult.

Wayne Hayward – The residents are the ones who are not going to gain from this. I suggest a speed table at Brawley Avenue.

Wayne Hayward motioned to adjourn. Dennis Vello seconded. The vote was unanimous in favor. The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

James Pelland, Secretary  
To the Planning Board