

PLANNING BOARD MEETING of September 23, 2014: Town Hall Banquet Room

I. ADMINISTRATIVE BUSINESS:

Chairperson, Wayne Hayward - Opened the meeting at 6:30pm. Mr. Hayward indicated to the Board and Public that the meeting was being recorded.

Quorum/Attendance

Members Present – Chairperson, Wayne Hayward, Vice Chairperson, Rene Fleurent, Jr., Francis Budryk, John Farrell, Jr., Jeffrey Lucas Peter Nopper and Gary Staffon.

Absent: Kaisa Cripps

Planning Director William Roth was also in attendance.

Gary Staffon made a motion to approve the August 19, 2014, minutes and was seconded by Francis Budryk. The motion passed 5-2, with Mr. Hayward and Mr. Farrell abstaining as they were not present at the last meeting.

Planning Board Bills:

None.

II. CURRENT PLANNING:

Receipt of Plans:

None.

Approval of Plans:

None.

III. PUBLIC HEARING AND MEETINGS:

1 Special Permit – **Richard Barnes** – 214 Huttleston Avenue

William Roth read the advertisement.

Mr. Barnes was present along with his engineer, John Keegan from SITEC.

Mr. Barnes went on to explain the location as “Crossroad Commons”, which is the Walgreens Plaza. He said they always anticipated a third building being built there and this would be a medical office building for dialysis patients. They would like to start building in November and opening next May.

Mr. Roth reviewed his memorandum to the Board.

Francis Budryk asked if the building would be on the tax rolls in Town.

Mr. Barnes replied yes that it is privately owned and operated, it is commercial; however, they currently pay taxes on the land.

John Farrell asked how many patients are to be expected. He had some concern around the handicap parking.

Mr. Barnes stated there were to be 16 stations in the building and he explained the parking presently at the location.

Discussion ensued.

Wayne Hayward expressed concern over the parking spillage onto Narragansett Boulevard.

Mr. Barnes explained the peak hours at the Mexican restaurant versus the medical building were going to be different. He did say there are crossover parking and access agreements for the Shopping Center and they would be revised to include all three facilities.

Mr. Barnes said that ultimately they would put in for the time to be open from 6 a.m. to 10 p.m., but it would take time to get patients to this facility. He is envisioning Monday through Saturday for operating hours.

Gary Staffon asked if there would be access to the site through Walgreens.

Mr. Barnes said yes, through the Narragansett Street side.

There was a discussion on handicap parking.

Rene Fleurent, Jr. asked that there be a condition for signage in regards to where there is dedicated medical building employee parking.

Mr. Roth advised they would have to rewrite the crossover parking for the three users.

Resident and abutter, Ken Vaught of 22 Elmwood Street was present and he said he had some concerns about access. He explained that many people trying to get to Frontera grill make an illegal U-Turn at the Narragansett/Rt. 6 light to gain entrance by Route 6, without realizing that they can take a left on Narragansett and go through Walgreens to get to Frontera.

Mr. Barnes said they anticipate a small directional signage for the medical building.

Mr. Lucas asked a few questions on the distance between the building and abutting neighbors.

Wayne Hayward asked if there would be any security lighting on the other side of the building.

Mr. Barnes said there would be.

Mr. Barnes also stated they tried to set the building as far away as they could from abutters.

Wayne Hayward asked about storm water drainage.

Engineer, Mr. Keegan gave a synopsis of how the storm water would be drained into the retention pond. He stated they had already been in front of Conservation Commission who advised not to have any underground infiltration, as they were worried about it clogging up eventually. He said the retention pond would be a 1:1 slope.

Discussion ensued.

Mr. Roth stated he would have a conversation with John Rockwell of the Conservation Commission.

Jeffrey Lucas asked Mr. Keegan if there were any concerns from the Board's peer review engineer, GCG who had written up a two page letter.

Mr. Keegan said there were no concerns and he has already started to address them.

There was a brief discussion with abutters about the School bus in the morning that picks up the children right in the Walgreens driveway and what could be done about that.

Mr. Roth stated that was a conversation with the School Board. He stated that essentially the bus driver was parking or stopping on private property.

Gary Staffon made a motion to continue the public hearing to October 14, 2014 and was seconded by Rene Fleurent Jr. The motion passed unanimously.

2. Special Permit – **Mill Bridge Holdings, LLC** – 200 Mill Road

William Roth read the advertisement.

Engineer, Bob Field was present and he explained the project as a parking lot expansion located at Mill Road and Bridge Street. He said that Southcoast Hospital Group was beginning to occupy more of the building. He said they still had to go in front of the Zoning Board of Appeals. He said he wanted to come tonight and give information, and answer any questions but he was also going to ask for a month continuance to get the land transfer finalized by his client and SouthCoast Hospitals in place.

Mr. Roth reviewed his memorandum to the Board and advised that it was not a complex project.

Jeffrey Lucas asked about the circulation of how to drive in, as it was not on the plans.

Mr. Field stated he would add directional access to the plans.

Mr. Lucas asked what setback they were asking for from the ZBA.

Mr. Field said it was 40' existing and they were proposing 45'.

Wayne Hayward made it clear that the Planning Board was not making a formal "calculation" to drive this issue as this was coming from the applicant. He was stating this as to prevent any miscommunication in the future for any further build out.

Jeffrey Lucas made a motion to continue the public hearing to October 28, 2014 and was seconded by John Farrell, Jr. The motion passed unanimously.

IV. LONG RANGE PLANNING:

1. Master Plan Discussion

William Roth stated that he received the Executive Summaries for Water-Sewer Management Plans in which he borrowed from Vinnie Furtado.

Mr. Roth explained the course to get information together to issue it to SRPEDD who has been contracted to help update the Open Space & Recreation Plan. Mr. Roth explained he was going in front of the Selectmen next week to ask that an Open Space & Recreation Plan Committee be formatted.

In other business, Mr. Roth reviewed the workshops available from CPTC to the Board.

In other business, Gary Staffon asked if the issues with EJ's Restaurant had been addressed.

Wayne Hayward said he did a drive through and everything looks like it is in place.

Discussion ensued.

William Roth explained that there were a few remaining issues and he was working with the owner.

Francis Budryk made a motion to adjourn and was seconded by Gary Staffon. The motion passed unanimously. The meeting adjourned at 8:20 p.m.

Respectively submitted,

Patricia A Pacella
Recording Secretary