

Town of Smithfield

Planning Board

64 FARNUM PIKE ESMOND, RHODE ISLAND 02917

February 15, 2018 Meeting Minutes

Members Present: Al Gizzarelli, Jennifer Hawkins, Catherine Lynn, Curtis Ruotolo, John Steere, Steve Tillinghast, and John Yoakum
Members Absent: Richard Colavecchio, Michael Moan
Others Present: Michael Phillips, *Town Planner*, Scott Levesque, *Assistant Town Solicitor*

The February 15, 2018 meeting of the Smithfield Planning Board opened at 7:00 p.m.

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

Chairman John Yoakum read the Emergency Evacuation and Health Notification.

APPROVAL OF MEETING MINUTES

The minutes from the January 18, 2018 Planning Board meeting were reviewed.

Solicitor Scott Levesque requested a change on page 3 in the second sentence of the second paragraph to add the phrase “with the existing Comprehensive Plan” to the end of the sentence.

Curtis Ruotolo requested a change on page 3 to replace “RIDEM” with “RIDOT”.

Catherine Lynn requested a change on page 2 under the Sprague village application to replace the word “provide” with “provided”.

Catherine Lynn made a motion, seconded by John Steere, to approve the minutes from the January 18, 2018 Planning Board meeting, as amended. The vote on the motion was all in favor and the motion carried.

OLD BUSINESS

CEDAR FOREST ESTATES (ID#: 07-010)

Major Subdivision – Preliminary Plan
AP 49/Lot 24 – Cedar Forest Road
22+ Acres/7 Lots/R-80 Zone
Applicants/Owner: Cedar Forest Associates, LLC
Engineer: Timothy Behan, PE #6278

PUBLIC HEARING

(Continued from December 18, 2017)

- a. *Review, discuss and act upon correspondence received from the Deputy Tribal Historic Preservation Officer for the Narragansett Indian Tribe regarding a proposal to conduct a survey and provide a report on the stone features at the site*

Town Planner Mike Phillips stated that he has had conversations with the archaeologist who is ready to proceed when the weather allows but that they are currently in a holding pattern.

Mike Phillips stated that he included in the packet email from Doug Harris who indicated that the Narragansett Indians are interested in doing their own survey on the property to determine the significance of the stone piles. Mr. Phillips stated that it was Mr. Harris' opinion that the Native Americans are the only ones qualified to do this.

Catherine Lynn made a motion, seconded by John Steere, recommending that the Narragansett Indians be given reasonable access to the property on a mutually agreeable time and to report back to this Board within a reasonable time to make their findings. The vote on the motion was all in favor and the motion carried.

John Steere made a motion, seconded by Steve Tillinghast, to continue this application to the March 15, 2018 meeting. The vote on the motion was all in favor and the motion carried.

NEW BUSINESS

GILLERIN ESTATES

Minor Subdivision- Pre-Application/Concept Review
AP 45/Lots 21 & 23 – 262-274 Harris Road
8.9 Acres - 4 Lots- Zoning R-80
Applicants/Owner: The Bette-Jean Gillerin Trust
Surveyor: John Mensinger, PLS #1806

The Board will review the submission with the applicant and provide input for future review stages.

Mary Shekarchi, with the Offices of John Shekarchi in Lincoln, RI, represented the applicant on this application.

John Mensinger, Professional Land Surveyor with Scituate Surveys located at 410 Tiogue Avenue in Coventry stated that both subject lots currently have existing homes on them and having an unusual configuration. Mr. Mensinger stated that they are planning to take a portion of the unusual lot and combine it to reconfigure for a subdivision of 4 lots having access from Lydia Ann Road.

Curtis Ruotolo questioned what will happen to the barn and John Mensinger replied that it may be razed unless it is found to be valuable to the new owner but will be determined at that time.

Mike Phillips stated that the Board has basically seen the same plan back in 2015 but now they are adding an additional lot along the front.

John Mensinger stated that the existing house on the corner of Lydia Ann will need a dimensional variance for relief from the rear yard setback requirements.

John Steere questioned the water supply and John Mensinger replied that the Fire Chief had some concerns and indicated that the project would be a required to have cisterns or that it would be a condition of approval that the houses cannot be built without sprinklers. Town Planner Mike Phillips noted that the Town is looking at an ordinance that will modify what is required for water supply for new houses and that not every single house will be required to have sprinklers or cisterns.

MOWRY HILL COMMONS

Major Land Development – Pre-Application/Concept Review

AP 46/Lot 63 – 150 George Washington Highway

2.21 Acres – Zoning R80

Applicants/Owner: Blue Water Realty, LLC c/o Tristan Development, LLC

Engineer: Joseph A. Casali, P.E. #7250

The Board will review the submission with the applicant and provide input for future review stages.

Attorney John Mancini represented the applicant and owner stating that the proposal is to develop a mixed use project with commercial and residential components. Attorney Mancini stated the property is zoned R-80 and that, in order to proceed, the property will require a zone change from the Town Council to the Planned Corporate/EGOD zone.

Joe Casali, Registered Professional Engineer with Joseph Casali Engineering having offices at 300 Post Road in Warwick, stated that sewer infrastructure improvements will be necessary and there are drainage issues but noted that John Mowry Road has had recent upgrades funded through capital improvement projects and is confident they can accommodate any increase in runoff.

John Yoakum questioned the flat section of John Mowry Road and Joe Casali replied that the Town Engineer had a concern with sewer capacity in the Economic Growth Overlay District. Mr. Casali noted that this applicant is one of the first to propose a development in this district

and that it could be addressed with a capital improvement project or dealt with one project at a time.

John Yoakum stated that the TRC report mentions the effect on historic properties in the surrounding area and Joe Casali replied that the existing building has no historic characteristics and questioned why the Historic Preservation Commission expanded comments to the surrounding area which is zoned industrial. Mr. Casali added that he thinks the project fits into the area and that mixed use is a good transition.

John Yoakum questioned light pollution and Joe Casali replied they will adhere to the light pollution code which requires them not to spill onto surrounding properties and using things such as dark sky technology and led lights. Mr. Casali added that this is a State highway which should be expected to be lighted for the safety and welfare of the residents.

Catherine Lynn stated that she thinks the project is too dense as it is abutting a residential street and would like the number of units to be cut in half.

Steve Tillinghast questioned whether the proposed drainage would affect the parking area and Joe Casali replied that it would need to be located underground or in a chamber type of system in order to accommodate that many parking spaces.

Catherine Lynn questioned the topography and whether it will be appearing as 3 stories and Joe Casali replied that from the front the view would be 2 stories and the third story would not be seen unless you were at the back of the building.

Catherine Lynn stated that there will be fifteen, 2 bed units replacing five 1 bedroom units and thinks this is too dense for this property and Joe Casali replied that the EGO ordinance promotes the density.

Steve Tillinghast questioned the location of the affordable units and Joe Casali replied that the ordinance requires them to be dispersed throughout the development, built offsite or there is an option to pay a fee in lieu of building the units.

John Yoakum questioned what type of storefronts will be located there and Joe Casali replied that he envisions the storefronts being for retail and office uses.

John Steere questioned the sewer issues and Joe Casali replied that the Town created a zone that no one can develop in because the infrastructure is not there to accommodate it and that the Town needs to replace sections of sewer pipe. Mr. Casali added that the applicant is willing to electrify this property with sewer and water and that there are engineering solutions to the problem but the economics of it are large. Joe Casali stated that he thinks the first step is this parcel bringing sewer and water up to Route 116 and then other parcels will do the same and that is why it makes sense to extend the EGO district to this property.

PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE SMITHFIELD COMPREHENSIVE COMMUNITY PLAN

Discussion and vote on amendments that are proposed in the Land Use and Housing chapters of the plan that involve changing the responsibility for review of Comprehensive Permit Applications from the Zoning Board of Review to the Planning Board.

Solicitor Scott Levesque stated that the Board is being asked to recommend to the Town Council that the Comprehensive Plan reflect the change previously made to the Zoning Ordinance with regard to the change in comprehensive permits being reviewed by the Planning Board.

The public hearing was opened at 8:15 p.m. and there being no one present to comment to this application was promptly closed.

John Steere made a motion, seconded by Steve Tillinghast, to recommend to the Town Council to change the Comprehensive Plan to reflect that the Planning Board be the board of review for comprehensive permits. The vote on the motion was all in favor and the motion carried.

TOWN PLANNER'S REPORT

Report on possible future amendments to the Comprehensive Community Plan including considering changes to the housing density and LMI percentages as well as the properties specified in Table H-25 and in Housing Strategy 2 of the Comprehensive Community Plan.

Town Planner Mike Phillips stated that he is looking at future amendments to the affordable housing percentages for the LMI component and may be back before the Board seeking a recommendation on this type of amendment. Mr. Phillips noted that the Town is giving away a lot of density and not getting a lot of units in return for it and that he is looking at other options. Additionally, Mr. Phillips stated that the Comp Plan has references to increasing the density for LMI units.

Catherine Lynn made a motion, seconded by Steve Tillinghast, to adjourn the meeting at 8:20 p.m. The vote on the motion was all in favor and the motion carried.

The next meeting is scheduled for **Thursday, March 15, 2018** at 7:00 p.m.

Respectfully submitted,

Donna A. Corrao
Recording Secretary