MINUTES OF THE PLANNING BOARD MEETING OF NOVEMBER 1, 2004
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING

I. CALL TO ORDER:

Meeting was called to order at 7:00 p.m., Ray Levesque, Chairman, presiding.

Members Present: Ray Levesque, Leo Felice, Bruce Ferreira, Jeffrey Partington, Mike Lupis, Jim Libby, Christopher Desjardins, and Jeffrey Presbrey.

Others Present: Walter Kane, Town Solicitor, Ray Cloutier, Zoning Board Chairman, Joseph Raymond, Building/Zoning Official, Tom Kravitz, Town Planner and Christine Langlois, Recording Secretary.

II. ATTENDANCE REVIEW:

The Chairman noted that all members of the Board were present.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of October 4, 2004** were read. *A motion to accept the minutes as presented was made by Mr. Ferreira. The motion received a seconded from Mr. Partington and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Five Notices of Wetlands Alterations filings from RIDEM
- Correspondence from the Burrillville Sewer Commission regarding Camp Dixie Condo Development
- Common Ground Newsletter

V. NEW BUSINESS:

Land Development:

Proposed Condo Development, DePetrillo & Gelfuszo, Mapleville Main Street, Mapleville; Map 214, Lot 29: ***Conceptual Plan Review:*** Mr. Norbert Therien, of National Surveyors-Developers, Mr. Richard Cardarelli, architect, and Mr. Russell DePetrillo, principal, were in attendance to present the request. Mr. Therien began the discussion by displaying several conceptual plans entitled, "Proposed Condo Development Conceptual Plan A, B, C, and D for AP 214, Lot 29, Main Street, Mapleville, RI dated September, 2004, prepared for DePetrillo & Gelfuszo" as prepared by his firm. He stated that the property is located at the intersection of Gazza Road and Main Street, in the village of Mapleville, actually fronting on both roads. It contains approximately 4 acres and is strangely configured – having a significant slope – an incline going up from the north end of the property and climbing in a southerly direction – traversing behind existing residences located on Gazza Road and Sand Hill Road. He added that the property also contains the remains of an old residence, facing Mapleville Main Street. Referring to the various concepts being offered this evening and the fact that all plans would access from Gazza Road, Mr. Therien outlined the differences in each plan:

- Plan A would contain a structure directly fronting on Mapleville Main Street, with another building located in the center of the property and three additional buildings along the rear of the property – all with associated parking areas, with two of the rear buildings sharing a common parking area.
- Plan B would contain a structure directly fronting on Mapleville Main Street, with no building proposed for the center of the property and three additional buildings along the rear of the property – all with associated parking areas, with two of the rear buildings sharing a common parking area.
- Plan C would contain a structure directly fronting on Mapleville Main Street, with another building located in the center of the property, angled in a different manner from Plan A, with only two additional buildings along the rear of the property – all with associated parking areas and the two rear buildings sharing a common parking area.
- Plan D would contain a structure directly fronting on Mapleville Main Street, with a smaller building located in close proximity to the first building and sharing a common parking area, with two additional buildings along the rear of the property – with a shared common parking areas.

He explained that the property has several zoning designations: (R-12, R-20, F-2 and A-120) and is heavily vegetated. He noted that during an on-site walk of the property, with the Planning Board, it was requested that significant trees be marked and saved. A landscape plan, prepared by a landscape architect, has thus been created illustrating the trees of significant importance to be saved. A landscaped rendering of the property was also provided for the Board's review, as prepared by a registered landscape architect, which includes what would take place for the proposed park.

He noted that the purpose for appearing before the Board tonight was to obtain input on how the property should be developed, with multiple units under a condominium scenario, and how many units the Board would consider. He noted communications with the DPW Director in regards to the appropriate access to the property. It was suggested the Gazza Road access be strongly considered. He also noted it was requested the applicant consider the creation of a "green space" or town-common where Gazza Road and Main Street meet, as the property lies in the center of the Mapleville village. As a result of these conversations, he stated the proposal would allow for access from Gazza Road and the creation of a 65'x40' park at the corner of Gazza Road and Mapleville Main Street. He noted in the vicinity of the proposed park it is heavily treed with a 2-to-2½ foot cut granite block retaining wall that extends on Gazza Road as well as Mapleville Main Street, with two existing stairways cut into the wall that would lead to the proposed pedestrian walkway and gazebo planned for the park.

Continuing Mr. Therien explained that they have had discussions with the Burrillville Sewer Commission and that a sewer line is located in Mapleville Main Street which runs down toward the river and the Metech facility, where there is a pumping station and then

a pressured line back up Mapleville Main Street, heading generally in a northerly direction back to the Wastewater Treatment plant. He added that at this time it has not been determined whether the project would be tied into the public sewer system. In regards to public water, he noted that the village of Mapleville has its own water supply system and that it is the desire of the developers to tie into this system. In regards to drainage, he explained that the soils were Canton-Charlton and that there would be a series of subterraneous flow diffusers to handle runoff and that an application would be filed with RIDEM for UIC approval.

In regards to the proposed buildings, Mr. Therien stated that the Planner had requested he consider turn-of-the-century, mill-owner style buildings and suggested he view an old Victorian structure with a mansard roofline located in the village of Pascoag. Mr. Therien said that he had taken photos of that particular building and given them to the architect, Mr. Cardarelli, who had provided the rendering submitted to the Town as part of this application. He then turned the presentation over to Mr. Cardarelli, who offered a brief description of this proposed building style he had prepared for the Board's review. The Board noted that the drawing being reviewed this evening did not contain various elements of the photo offered to the Board at the site walk (i.e. porches, columns around the house) – the drawing represented a more "modern" building. Mr. Cardarelli told the Board that once the number of units had been established, he could further work on the style of the building.

The Board noted that several of the plans contained parking areas that were approximately 100 feet from the buildings. They questioned the radius in these areas for access for fire apparatus. Mr. Therien stated that there have been recent new fire codes with regards to radius for fire apparatus. He added that the general configuration of the property and the lay of land add to the difficulties for development. Noting that the plans proposed between four and five buildings, he asked the Board for their input in regards to density. The Board, noting a discussion from the site walk, stated that the probably of three buildings was more realistic. Mr. Therien noted that during discussions with the developer, it was suggested that one building be placed fronting on Main Street, the second building be placed in the rear of the first building – allowing for shared parking with the first building, and the third building would be place towards the rear of the property. Mr. Therien added that it was the developer's intent to provide a number of affordable units within this development, as is required by the Town's regulations. The Board added that they would like the affordable units mixed within the other proposed units. Noting that the property is approximately 175,660 sq/ft, and applying the R-12 zoning, would allow for 14.6 units as compared to the proposal which is for 24 units. He asked the Board how close could the plan come to the 24 units. He added that this would be a private development, with a homeowner's association, and would compliment the existing mill homes within the village of Mapleville.

The Board voiced concerns with the density and offered a number of units ranging from 12 to 16 units. Mr. Raymond added that the developer could have, by right, a single-family dwelling, a multi-family dwelling or a multi-unit dwelling of six units without any

approvals required. The Board questioned the number of bedrooms for each unit. They were informed that there would be no more than two bedrooms per unit. Mr. Kravitz added that he felt, based upon the R-12 density, the number of units allowed should be between 10 and 14 units. Mr. Therien stated that he felt the Board would like to have a more "village-like" development, with smaller structures, maintain as little disturbance as possible when developing the access roadway. The Board advised him to start with six, which is allowable, remove the unbuildable area and then apply the density bonus.

Excel Management, Inc., Pascoag Grammar School, Sayles Avenue, Pascoag; Map 157, Lot 59: ***Public Hearing/Combined Master/Preliminary Plan Review:*** Attorney Mark Krieger, Brian Thalmann, of Thalmann Engineering, and Robert & Denise Jensen, principals, were in attendance to represent the request. Attorney Krieger began the presentation by stating that the application before the Board tonight is a "partnership" between the Town of Burrillville and Mr. Jensen as relates to the redevelopment of the Pascoag Grammar School. He pointed out that Excel Management has an excellent reputation for refurbishing former school buildings to provide affordable housing and cited several projects that Excel has been involved with the renovations. He told the Board that this rehabilitation project would provide 20 affordable housing units and be maintained as affordable for 30 years, reinforced by language within each deed. All of the units would be affordable and subject to the eligibility requirements determined by the Town Planner. He turned the presentation over to Brian Thalmann.

Mr. Thalmann told the Board that, to date, approvals have been received from the RIDEM (determination of non-jurisdiction), approval with conditions from the Harrisville Fire District in regards to water and conditional approval from the Burrillville Sewer Commission. Turning to the plan, he pointed out the renovation would demolish the newer front portion of the building, which currently contains the School Department's Administrative offices. The focus of renovation is for the original school building, located on the easterly side of Sayles Avenue. As part of the application, approximately 10,000 square feet of the property will be dedicated to the Town of Burrillville to address circulation issues. The property will then be reconfigured to provide two means of egress into the site. There will be 46 parking spaces for the building - in excess of the Town's Zoning Ordinance requirement - allowing for overflow spaces for visitors. He noted that as part of the EPA phase in regards to stormwater requirements, Excel Management has agreed to incorporate a Vortechnic unit into the stormwater management system. This system would control stormwater that currently flows off the site in an uncontrolled manner, directing it to the Vortechnic unit and then into a plunge pool, converting back to a sheet flow and allowed to traverse its current path. This system will treat approximately 80% of the solids – well under EPA's stormwater discharge requirements. He added that the current sewer and water structures will not change on the outside of the building but would be reconfigured within the building, using existing connections. An on-site meeting with all respective utility companies, and it has been determined that the existing lines should be capable of addressing the needs to the 20 units. The Board questioned whether this would address the water district's request for a hydraulic test – wouldn't this affect the outside connects if the test proved the connections are not

adequate? Mr. Thalmann stated that the outside connection is an 8" pipe, but if it is determined that the pipe should be upgraded, that may necessitate some improvements. However, based on his calculations, he noted that he felt the pipe size was sufficient to meet the demand. Mr. Kravitz added that he believed the hydraulic test was to prove that there was adequate pressure in the water lines. Mr. Thalmann agreed. Mr. Kravitz further pointed out several things requested by the Sewer Commission which included: a better assessment of existing piping conditions so that they know the effluent can pass through the existing piping; based on improvements to the parking lot (removal of pavement and installing of landscaping), with the sewer cleanouts in place, would these activities have an adverse impact on those cleanouts. Mr. Krieger asked if a formal letter from Mr. Thalmann to the Sewer Commission would address their concerns. Mr. Kravitz replied it would be, especially if the Sewer Commission formally approves the letter as adequate. Mr. Thalmann stated that he had received the comments from the Sewer Commission via a fax from Mr. Kravitz last Thursday – with the hard copy being received on Friday. He has reviewed them last week and that he feels the Sewer Commission is looking for some reasonable certainty that these cleanouts will protected. Perhaps adding detail to the plan in regards to their protection and future access would be adequate. He said he should be able to address these concerns over the next few days. As far as the capacity of the line, he stated no doubts that it could handle the flows. This project actually represents a net decrease in flow over projected peak flows.

Attorney Krieger then asked Mr. Jensen to continue the presentation. Mr. Jensen informed the Board that he had been conducting historic renovations for approximately 20 years, receiving recognition and awards for creating affordable housing. He stated that the City of Woonsocket had subsidized the renovations, but although the Town of Burrillville would not be providing actual subsidy, there is a form of subsidy in the fact that the Pascoag Grammar School was purchased for $1. He noted that the agreement with the Town is to provide all of the units as affordable and that approximately 95% of the units will be occupied by current Burrillville residents. The affordable rate would be established by the Town, which would be around $50,000 per family; single individual would be decreased from that figure. He told the Board that there would be one studio unit, five one-bedroom units, six two-bedroom units and eight three-bedroom units. Two of the three-bedroom units would be for handicapped individuals, noting that a handicapped abutter had requested his name be placed on this list for the first handicapped unit. He noted that he has been allowed on-site to close-up the property to the weather and remove miscellaneous materials from inside the building. He added that a number of the neighbors have spoken with him, when on-site, regarding the project, which may be the reason why no one was in attendance for this public hearing (as notices were sent to all abutting property owners.) In regards to the renovation, Mr. Jensen stated that he would be retaining many of the architectural features, including the tin ceilings and built-in closets and blackboards (as an amenity to the children's bedrooms).

The Board asked Mr. Jensen how he proposes to keep the units affordable after subsequent owners. Mr. Jensen stated that covenants would be set up that when a property is sold, it would have to be sold to an income-eligible owner – one that meets

the guidelines for affordability. Mr. Kane added that the Town would require a certificate of eligibility from subsequent buyers and that it would be the Planning Department's responsibility to determine the individual income and issue this certificate of eligibility. Mr. Krieger added that he had provided Mr. Kane with a sample copy of deed restrictions that have been utilized in the past in Woonsocket. Mr. Jensen added that the proposed lenders for this project have been made aware of the covenants and as the applicants come forth, they will be sent to the lender, who must receive approval from the Town. The Board questioned whether an owner could sell their unit in the future and make a profit. Mr. Jensen replied that the owner may sell, for a profit, but the unit must be sold to an income-eligible individual and meet the restrictions for keeping the unit affordable. The Board questioned the size of a proposed dumpster to handle 20 units. Stating past experience with multi-unit structures and dumpsters, Mr. Jensen stated that if the proposed dumpster could not handle the needs of the 20 units, then it would have to be emptied twice a week – a responsibility of the condo association.

Mr. Kravitz noted, for the record, that the Town's Engineer is in receipt of a gas line expansion for this project and that the gas line be designated on the final plan. The Board asked for the project timeframe for completion. Mr. Jensen stated that he estimated approximately 14 months for completion

Mr. Krieger then informed the Board that the application would require two variances from the Zoning Board and that he had submitted an application to the Zoning Board to be heard next week. These variances are in regards to: 1.) density – the site is currently 1.7 acres and the number of units proposed would require 2.13 acres; 2.) Zoning Ordinance allows for six units per structure – this proposal is requesting 20 units per structure. He requested a favorable recommendation from the Planning Board to the Zoning Board on the granting of these variances.

As there were no further questions from the Board, the Chairman opened the public hearing at 8:40 p.m. Having no one in attendance in regards to comments on the Pascoag Grammar School project, the public hearing was closed at 8:41 p.m.

A motion to approve the Land Development plan of Excel Management for the proposed apartment building for the former Pascoag Grammar School was made by Mr. Ferreira, as the project is in conformance with the Comprehensive Plan; the project will conform to Zoning after the granting of the variances from Section 11-8.4 Multi-unit Dwellings, (c) in regards to density and Section 11-8.4 (a)(1) number of units per structure; the project will not have any significant negative environmental impacts; the project will not result in any unbuildable lots; the project will have adequate and permanent physical access to a public street; conditioned upon the applicant providing:

1. *One original set of Land Use Covenants/Income Restriction documents;*
2. *An example format of the above income/sales/rental reporting documentation;*
3. *One original, signed deed describing the new lot area (Warranty Deed transferring fee simple title from the Town to Excel Management, Inc.);*

4. *Sewer Commission Approval*
5. *Harrisville Water Board final decision;*
6. *Water Pressure confirmation from Pascoag Water District;*
7. *Bond (waived 2% inspection fee).*

The motion received a second from Mr. Lupis and carried unanimously by the Board.

A motion to forward a favorable recommendation to the Zoning Board on the granting of a variance from Section 11-8.4 Multi-unit Dwellings, in regards to the density of the project and the granting of a variance from Section 11-8.4 Multi-unit Dwellings, in regards to the number of units allowable in a single structure for the apartment building renovation project proposed by Excel Management for the former Pascoag Grammar School. The motion received a second from Mr. Felice and carried unanimously by the Board.

VI. OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of October the following Certificates of Completeness were issued: **Excel Management, Inc., Pascoag Grammar School, Sayles Avenue, Pascoag** (Preliminary Major Land Development – 20 affordable units); and **Proposed Condo Development, DePetrillo & Gelfuszo, Mapleville Main Street, Mapleville** (Conceptual Major Land Development – 24 units). There were no plans rejected during October and no plans endorsed.

Planning Board Discussions:

Reaffirm Approval of the Town's Comprehensive Plan 5-year Update; Recommendation to Town Council: Mr. Levesque informed the members that the Planning Department recently received a written request from the State for a copy of the Planning Board's recommendation letter to the Town Council in regards approval of the Comprehensive Plan 5-year update. Noting that the memo had not initially been prepared, he asked for a motion to reaffirm the Board's approval from August 2, 2004. *A motion to reaffirm the Planning Board's August 2, 2004 approval of the Town's Comprehensive Plan 5-year Update and to forward a favorable recommendation to the Town on their acceptance of the 5-year update as a Town Ordinance was made by Mr. Ferreira. The motion received a second from Mr. Felice and carried unanimously by the Board.*

A motion to adjourn was then made at8:50 p.m. by Mr. Ferreira. The motion received a second from Mr. Partington and carried unanimously by the Board.