

**MINUTES OF THE PLANNING BOARD MEETING OF APRIL 4, 2005
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

I. CALL TO ORDER:

Meeting was called to order at 7:01 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, Joseph Raymond, Building Official, Ray Cloutier, Zoning Board Chairman, Donald Mehrstens, Harrisville Water District, Tom Kravitz, Town Planner and Christine Langlois, Recording Secretary.

II. ATTENDANCE REVIEW:

The Chairman noted that all board members were present this evening.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of March 7, 2005** were read. *A motion to accept the minutes as presented was made by Mr. Partington. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Correspondence from the State's Department of Administration notifying the Town that the 5-year update to the Comprehensive Plan has been approved
- Several notices of Insignificant Alterations to Wetlands Permits from RIDEM
- Department of Health brochure on Healthy Drinking Waters for Rhode Islanders
- Atlantic States Rural Water & Wastewater Association 2005 Training Course Catalog

V. NEW BUSINESS:

Land Development:

Anthony & Maureen Esposito, d.b.a. Roots & Shoots Garden Center, Route 102, Nasonville; Map 114, Lot 9: Extension Request of Preliminary Plan Approval: As no one was in attendance to represent the applicant, for the record, Mr. Kravitz informed the Board of his conversations with Mrs. Esposito and of the difficulties she has been experiencing in getting a final inspection by the Nasonville Fire Inspection of the 10,000-gallon water cistern installed on the property. The Board questioned the need for a one-year extension. Mr. Kravitz suggested a 3-5 months extension, but the standard has usually been for one year. The Board noted that the applicant still has to file a final plan with the Town. *A motion to grant a one-year extension of the Preliminary Land Development plan approval for the Roots & Shoots Garden Center was made by Mr. Ferreira. The motion received a second from Mr. Felice and carried unanimously by the Board.*

Pascoag Land, LLC, Residential Development, Camp Dixie Road, Burrillville; Map 227, Lot 6: *Discussion of Correspondence from the Wastewater Treatment Facility Superintendent:* For the record, Mr. Levesque stated that this correspondence was not up for discussion but only an update on the sewer connection request for this development. *A motion to receive and file the correspondence regarding the Camp Dixie Road Residential Development for Pascoag Land, LLC was made by Mr. Ferreira. The motion was seconded by Mr. Partington and carried unanimously by the Board.*

D & D Barkan, LLC, d.b.a. Dunkin' Donuts/Baskin Robbins, Pascoag Main Street, Pascoag; Map 174, Lot 34: *Request for Extension of Preliminary Minor Land Development Approval:* As no one was in attendance to represent this request, for the record, Mr. Kravitz informed the Board that the purpose for this extension request is to keep the approved plan status as active in the event that either the current property owner, future property owner or even the Burrillville Redevelopment Agency were able to purchase the approved plan and construct it. *A motion to grant a one-year extension of the Preliminary Land Development Plan for Dunkin's Donuts/Baskin Robbins was made by Mr. Ferreira. The motion was seconded by Mr. Felice and carried unanimously by the Board.*

Asiago Foods USA/Benito Sgaggero & Town of Burrillville, Daniele Drive, Mapleville; Map 212, Lot 1: *Preliminary Minor Land Development/Subdivision:* Engineer Al Jacobs, of Jacobs Associates, Architect Steve Fleshman, and Mr. Benito Sgaggero, principal, were in attendance to represent the request. Mr. Jacobs began the discussion by presenting a plan entitled, "Asiago Foods Warehouse, Commerce Park, Daniele Drive & Route 102, Burrillville, RI" stating that this development is proposed to occur on the first lot within Commerce Park, designated as "Lot A" on the Town of Burrillville's Preliminary Minor Subdivision Plan, upland of the detention basin that fronts on Bronco Highway. He noted that some time has gone into the planning of this development – one key factor was that Mr. Sgaggero is a resident of Burrillville and shares the same concerns as the Town for the development of the industrial park and maintaining the rural character. He added that some time was spent in considering the placement of the proposed building on the lot in such a manner that allows for all loading to take place in the rear of the building and be shielded from the roadway by the building itself and aids in the circulation of tractor trailer trucks. This rear loading aspect would also work to eliminate the need for excessive impervious surfaces and aid in controlling the drainage on the property. By placing the building parallel with the existing contours, site disturbance is minimized (less than 1 acre of disturbance), visitors to the park are able to view the building head-on and any loading operations are screened from the roadway. Noting that the building covers approximately 5,000 square feet, he added that there is adjacent land available for future expansion. He noted that the business, a warehouse distribution center, would employ only 3 individuals, so parking has been provided for 3 spaces, plus two additional handicapped spaces, adding that there is sufficient space in the lot for additional parallel parking. Because this is a distribution center, wastewater requirements would be for restrooms only. Application has been made to the Sewer Commission, with only minor plan changes requested. In regards to

water service, he noted that originally it was the intent of the applicant to connect to the public water service. Upon further investigations, it was decided that the project would be serviced by a private well.

In regards to drainage, Mr. Jacobs explained that a small detention pond would be created on the lot to handle any drainage. This pond would be linked to the Detention Basin D, noting coordination between the Town, Asiago Foods and Crossman Engineering as to whether to expand Basin D or create a separate detention area for this development. He noted that the watershed of the site slopes from the upper portion of the property down to Detention Basin D (from west to east). Upon further examination, it was noted that Detention Basin D contains a rubber liner, making it difficult to expand, and that the watershed from the western portion of the parcel flows into Detention Pond C, which routes into the street drainage system and eventually ends in Detention Pond D. If the drainage from this proposed development was allowed to flow into Detention Pond D, the basin would have to be increased by 30 feet and have a depth of 4 feet. As a result of this discovery, he advised his client to create the separate detention basin on his property. He noted that the two basins will be clustered so as to require only a single clearing and would convert from sheet flow to a point source outlet. The design of this detention will allow for only 1½ feet of water during a 100-year storm period and be seeded with crown-vetch, which is a stand of clover that flowers as a purple-flowered meadow from June to September. At this time, he requested a waiver from the Board in regards to a required chain-linked fence around the basin. He also requested that the Town would allow considerations for the right to drain surface flow into Detention Pond D. At this point, he turned the meeting over to Mr. Fleshman, the architect for this project.

Mr. Fleshman began by explaining the internal workings of the building consisted of three major cold storage spaces (finished product freezer, mushroom freezer, and mushroom cooler). The freezers will operate at about 10° below zero; the cooler somewhere around 45°. The loading/shipping area is also a cooler space and runs at 45°. A majority of the facility is cold storage with a small portion for office space in the front corner of the facility closest to the road. The outside of the building will be closed in with an insulated panel system, with a high r-value, as well as a high r-value roof system. In the freezer areas, 6" insulation is placed under the facility as well as a venting system for these areas, or mechanically heated under the floors to provide frost heave protection. He noted the most economical way is by natural convection, where pipes are run throughout the building to allow the cold area to seep out and the warm air to find its way in. To make things easier, the freezers are "clumped" together for the straight run. He stated the cooler spaces will be storing pallets, three pallets high, which will result in a rooftop elevation of about 28'6". He offered samples of the type of insulation panels proposed.

In regards to building colors, Mr. Fleshman stated that the cooler and freezer areas would typically be white, to decrease the amount of heat gain when the sun is out. The remaining building color would be sandstone, utilizing the insulation panels proposed that are approximately 5" thick, with an r-value of almost 40 and the cooler area having

panels that are 4" thick, and 42" in length. In the area of the office, he said that there is consideration for a smooth surface, with an exterior insulation, in a natural color and creating an entrance of the same material in more of an accent color, with a canopy over the recessed door to protect the entrance. He added that the proposed roof system was a standard EPDM, glued down to minimize the amount of fasteners penetrating the insulation into the roof deck. The Board asked if the proposal included any exterior mechanicals or rooftop units. Mr. Fleshman stated that with a DX system, typically there would be an internal evaporator and an external condenser, located in the rear behind the loading pad area. The Board questioned the noise level based on a 24-hour period. To give the Board an idea of noise level, Mr. Fleshman told of a previous project he worked on that consisted of a 48,000 square foot facility, utilizing a large exterior unit, with noise levels of 75 db's at about 10 feet from the facility. He added that the equipment proposed for this project is much smaller – compared to a small residential-type exterior unit. The Board asked Mr. Kravitz the level of acceptable db's for Burrillville. Mr. Kravitz stated that within the General Industrial district, the acceptable level is 55.

The Board questioned the amount of traffic anticipated for this facility. Mr. Sgaggero stated that the project number of trucks would be 12-24 trucks per year for delivery. Outgoing traffic would be through UPS or Fed Ex. The Board questioned the project delivery hours. Mr. Sgaggero stated once a day, during regular business hours.

Mr. Fleshman added that there are no provisions for floor drainage because once the insulation in the floor is penetrated, there will be a failure point, and if there is a trap, and water is caught in it, it will freeze. If there is a spill, in this case being a dry warehouse, it can be swept up. In case of a wet spill, the recommendation is mopping or squeegeeing.

Mr. Levesque pointed out a minor correction to Page C-2 of the subdivision plan, correcting the map number from "213" to "212". He further referenced to Mr. Bernardo's review report which requested a driveway culvert on Daniele Drive to allow for drainage to flow in the natural swale. He asked if there were any further questions from the Board.

Mr. Libby suggested the architect consider adding a hip roof over the entrance area and offered an example on the plan.

The Board noted that the subdivision plan would be creating four lots from the original Lot 1 and questioned the reason for limiting the lots to each particular size. Mr. Kravitz stated that the plan was based on a conceptual build-out that the Industrial Foundation executed through the technical assistance provided by New England Economic Development Services. NEEDS determined that the proposed four lots are the best scenario for now; if they have to be re-subdivided, it can easily be done in the future. Mr. Kane noted that the applicant would have a right of first refusal on the adjacent lot.

Mr. Levesque, noting that this plan review is also an information meeting, asked for any questions or comments from the public. Michael Gray of Lynne Lane, stated he was

pleased with the fact that the applicant is currently a Burrillville resident and has shown concern with developing in accordance with the rural character of Burrillville. He noted that he had also been concerned with noise and traffic as he is an abutter to this property.

As there were no further questions, a motion to approve the Preliminary Minor Land Development/Subdivision for Asiago Foods USA and the Town of Burrillville was made by Mr. Ferreira, because the land development/subdivision is in conformance with the Town's Comprehensive Plan, especially Economic Development Goal VII.1; Policy VII.1.a; Implementation Action VII.1.a.4 and Land Use Implementation Action IX.1.a.2; the land development/subdivision is in compliance with the Town's Zoning Ordinance; the land development/subdivision will not result in any negative environment impacts; the land development/subdivision will not result in the creation of an unbuildable lot; and the land development/subdivision has adequate and permanent physical access to a public street; conditioned upon submission of the subdivision deeds; creation of driveway culvert on Daniele Drive; strong consideration for incorporating a hip roof over the proposed office area; and granting a waiver from the requirement of fencing around the proposed detention basin area. The motion received a second from Mr. Partington and carried unanimously by the Board.

Subdivision:

Wright Concepts, Inc., Colwell Road, Mapleville; Map 254, Lot 1: Preliminary Minor Review: Attorney Michael Kelly, and Mr. John Courtemanche, principal, were in attendance to represent the request. Before the discussions began, Mr. Levesque questioned the ownership of the subject property. Mr. Courtemanche stated that he was the owner. Mr. Levesque pointed out that according to the Town records; the property is still under the name of John Drury. Mr. Courtemanche said that he purchased the property from Mr. Drury last August. Mr. Kane told the Board that it was not unusual for the Assessor's records to be behind in ownership. Mr. Kelly then proceeded to hand out to the Board members a memo of existing conditions, and past approvals by the Zoning Board and Planning Board. He stated that he had provided this information as these cases were similar to his client's request. He noted the property is located on the Burrillville/Glocester line, is zoned F-5 and has 18.30 acres. Noting the unique layout of the parcel, he stated the proposal would subdivide the property into two lots: Lot 1 having 450 of frontage on Colwell Road, with 5 acres; Lot 2 would contain the remaining area of 13.30 acres and 237.39 feet of frontage. The site contains some wetlands but the proposed lot locations would not have any impact on these wetlands, as determined by RIDEM. Groundwater results indicate that there are tables sufficient for ISDS – Lot 1 already having obtained an ISDS approval. He noted that the plan requires a preliminary approval from the Board and is subject to a dimensional variance being granted by the Zoning Board for proposed Lot 2. He pointed out several cases of similarity which had received approval from both Boards. The Board stated that each case stands on its own merit; every case is reviewed individually. Mr. Kelly argued that the cases he offered as evidence were similar in nature to his client's (both in the F-5 zoning district) and that each had received approvals from both boards. The Board questioned whether he had obtained any proposals that had been denied. Mr. Kelly said he had not found any with

similar circumstances. The Board pointed out recent denials from last month's meeting. At this point, it was requested that this item be tabled to the next Planning Board meeting to receive additional information and so that the Board could review materials handed out tonight. Mr. Kelly requested the reasoning for tabling the item. Mr. Levesque stated he felt he needed more time to review the information provided, noting that the Board has 65 days in which to render a decision. *A motion to table the request to next month's meeting was made by Mr. Ferreira, in order for the Board to digest information provided this evening and for the applicant to provide better documentation of ownership. The motion received a second from Mr. Libby and carried unanimously by the Board.*

VI OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of March, the following Certificates of Completeness were issued: **Debra Alles and Steven & Lisa Taschereau, Round Top Road, Harrisville** (Administrative – 2 lots) and **Asiago Foods USA/Benito Sgaggero & Town of Burrillville, Daniele Drive, Mapleville** (Preliminary Minor Land Development/Subdivision – 4 lots). The following plans were rejected as incomplete: **Richard Fontaine, Commercial Development, Bronco Highway, Burrillville** (Preliminary Minor Subdivision - 2 lots) and **Wright Concepts, Inc., John Courtemanche, Colwell Road, Mapleville** (Preliminary Minor Subdivision – 2 lots). A plan for **Debra Alles and Steven & Lisa Taschereau, Round Top Road, Harrisville** (Administrative – 2 lots) was endorsed.

Planning Board Discussions:

Discussion of Potential Development in General Commercial Zone: Mr. Kravitz told the Board that a developer had come into the Planning Department with sketches for a proposal for the property on the corner of Routes 102 & 7, asking for comments and whether the Board would be amenable to the concept. He noted that he had told the developer he would present the plan, which allowed for the creation of a village-type development, to the Board for their comments on an informal basis, noting the difficulty of reviewing a proposal on a map submitted in this fashion. The Board informally reviewed the sketch and noted that they would be receptive to a proposal of this nature.

A motion to adjourn was then made at 8:10 p.m. by Mr. Ferreira. The motion received a second from Mr. Lupis and carried unanimously by the Board.