

**MINUTES OF THE PLANNING BOARD WORKSHOP OF JANUARY 31, 2005
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

I. CALL TO ORDER:

The workshop was called to order at 7:20 p.m., Ray Levesque, Chairman, presiding.

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

Members Absent: Christopher Desjardins

Others Present: Tom Kravitz, Town Planner, several members of the Zoning Board and Christine Langlois, Recording Secretary.

- II. DISCUSSION OF SCHOOL ADMINISTRATION BUILDING DESIGN:** Mr. Levesque informed the Board members of the meeting he had attended with the School Department in regards to their proposed new administrative building and their needs for space. He noted that he was in receipt of a revised design plan which would be more appropriate for the site as compared to the proposal submitted to the Board on December 6, 2004 and that it was proposed to have a brick exterior. Mr. Kravitz explained that the current proposal displays a brick façade for three of the sides, with the rear of the building remaining as metal, and that he had provided the architect with a link to the site that offers brick alternatives for building exteriors. Mr. Levesque added that he had also provided them with information on another type of alternative siding.

Continuing with design changes, Mr. Levesque stated that the roof has been changed from a flat roof to one with more of a pitch, adding that the Facilities Manager for the School Department stated that he has been experiencing many problems with the flat roofs on some of the current structures. The windows have been changed from the smaller size to more conventional size. In regards to their investigation for a well source, Mr. Levesque stated that he had questioned the need for a separate well, as there would only be a single bathroom with several sinks for the new facility. He noted that the architect on this project is currently researching the possibility of connection to the current well supply for the Middle School. Mr. Kravitz also informed the Board that during the meeting it was pointed out that the proposal would require a variance from RIDEM in regards to the septic system, as the test pits were not compatible with the RIDEM regulations for ISDS systems, and they are currently in the process of addressing that issue.

The Board then asked when the School would be resubmitting the plan for review. Mr. Kravitz said he thought soon, and that the plan would be a combined Preliminary/Final submission to expedite the process. The Board stated that the changes made are more in line with the architecture of the existing school building.

III. DISCUSSION/RECOMMENDATION TO SEWER COMMISSION ON EXEMPTION OF VILLAGE PLANNED DEVELOPMENT OVERLAY DISTRICT FROM ARTICLE XVI OF THE BURRILLVILLE WASTEWATER FACILITIES UPDATE: Mr. Kravitz explained to the Board that the two proposed developments within the VPD district are experiencing difficulties in dealing with the Sewer Commission's approval of the projects due to Article XVI of the newly revised Wastewater Facilities Plan, which requires proof that the soils of a particular property are not adequate for ISDS before approval for connection to the public is granted. In the case of one particular development, the soils would be adequate; however, based on the number of proposed units, it would be necessary for connection. In light of that fact, Mr. Kravitz met with Jack Martin, Superintendent of the Sewer Department, and Walter Kane, Town Solicitor, to discuss possible changes to allow for connection for these types of projects. It was suggested that the Planning Board submit a recommendation to the Sewer Commission requesting that the VPD districts be exempt from Article XVI. Based on that suggestion, he added that he had prepared a letter for the Chairman to sign, requesting the exemption for VPD districts.

A motion to forward a recommendation to the Sewer Commission that the Village Planned Development areas be exempt from Article XVI of the Rules & Regulations Governing the Public Sanitary Sewer System in the Town of Burrillville, Rhode Island was made by Mr. Partington. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

IV. DISCUSSION OF ESTABLISHING FINDINGS OF FACTS/REASONS FOR APPROVALS OR DENIALS: Mr. Levesque stressed the importance of the Board citing specific reasons for either approval or denial of each project – especially in the case of denial. The reasons should state conformance, or non-conformance, with the Comprehensive Plan, Zoning Ordinance, environment, etc. He suggested that when reviewing the monthly packets, they should utilize the back of each chapter of the Comprehensive Plan as a reference or reason for their decision. Mr. Kravitz added that he would further assist the Board with providing specific Findings of Facts for each case, within his staff report. He noted that this is common practice by planners throughout the State. He suggested that if the Board was not comfortable with rendering a decision on any given night, and required further information, they should postpone taking action until they feel they have adequate information to render their decision.

V. DISCUSSION OF MOTION LANGUAGE: Mr. Levesque noted that the previous discussion encompassed the discussion of motion language.

VI. OTHER BUSINESS:
The Board reviewed a map prepared by Mr. Kravitz, which outlined the current developments under consideration by the Board, to give them an idea where the developments are taking place on an overall view of the Town.

Page 3.
Planning Board Workshop
January 31, 2005

As there was nothing further to discuss, a motion to adjourn was then made at 8:05 p.m. by Mr. Partington. The motion received a second from Mr. Ferreira and carried unanimously by the Board.