

**MINUTES OF THE PLANNING BOARD MEETING OF SEPTEMBER 12, 2005
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

I. CALL TO ORDER:

Meeting was called to order at 7:03 p.m., Ray Levesque, Chairman, presiding.

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

Members Absent: John Larochelle

Others Present: Ray Cloutier, Zoning Board Chairman, Joe Raymond, Building Official, Tom Kravitz, Town Planner, and Christine Langlois, Recording Secretary.

II. ATTENDANCE REVIEW:

The Chairman acknowledged that one member was absent due to a work schedule conflict.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of August 1, 2005** were read. *A motion to accept the minutes as presented was made by Mr. Ferreira, seconded by Mr. Partington, and carried unanimously by the Board.*

The **minutes of the Planning Board workshop of August 22, 2005** were read. *A motion to accept the minutes as presented was made by Mr. Partington, seconded by Mr. Ferreira and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Common Ground Newsletter
- Coastal Features Newsletter
- One Notice of Insignificant Alterations to Wetlands from RIDEM

V. OLD BUSINESS:

Land Development:

Pine Ridge Village Planned Development (Age-Restricted), Steere Farm Road & Mowry Street, Harrisville; Map 176, Lots 3 & 5; Map 177, Lot 30: *Submission of Materials as conditioned by Master Plan approval/Reaffirm Findings of Fact:* Mr. Adam Gaudette, of Heritage Design Group, Attorney William Connelly, Ken Marold, of Saccoccio & Associates Architects, and Joseph Houle & Dr. Lucien Benoit, principals, were in attendance to represent the discussion. Mr. Gaudette began the discussion by stating that at the January 10th Planning Board meeting the Board had approved the Master Plan submission of Pine Ridge conditioned upon several suggestions. He noted that applications have been submitted to RIDEM for verification of wetlands, RIDOT for alterations along Steere Farm Road for drainage and water line connections and informal meetings with the Harrisville Water District and the Burrillville Sewer Department,

adding that the application was scheduled to be reviewed by the Sewer Commission tomorrow morning. He outlined the suggested changes made by the Planning Board and offered the following:

- Removal of the units from the two “neighborhood greens” so that it can function as a usable, public open space. *Mr. Gaudette stating that a revised plan was submitted to the Planning Department removing four units from each neighborhood green to allow for more green space.*
- Utilize a portion of the proposed clubhouse as a convenience store for residents. *Mr. Gaudette stated the plan has been labeled to provide for a convenience store within the clubhouse facility.*
- Create a transition from the parking lot of the clubhouse and the roadway. *Mr. Gaudette voiced concern with creating this transition and further placing the clubhouse within a wetland buffer area in the rear. He noted that they are still working on a solution.*
- Design the units to give more prominence to the building rather than the garages/driveways. *Mr. Ken Marold told the Board that he had driven through several neighborhoods that are close to this development in order to obtain a feel of the types of local housing. He provided the Board with architectural details of the types of housing units proposed and the way in which each unit’s appearance was separated by exterior details, in keeping with the “community atmosphere of the project”.*
- Schedule a meeting with the local fire department to determine whether the proposed roadway width is adequate for emergency vehicles. *Mr. Gaudette stated that a discussion had taken place with the local fire department regarding the roadway width and the looping of the water line. He noted that the water line would be constructed to loop from Steere Farm Road, through the development, to Mowry Street and continue down Mowry Street to a hydrant located approximately 900 feet from the entrance of this development. He added that the fire chief had requested a roadway pavement width of 22 feet.*

In regards to Article XVI of the Wastewater Management Facility regulations, he added that the project would require a letter of support from the Planning Board in order to request a waiver from the regulations that require seeking alternatives means for septic disposal before requesting connect to the public sewer system.

The Planning Board voiced concern with the “cookie cutter” look of all of the individual driveways off the proposed roadways. Mr. Gaudette stated because the grades had not been established at this level, the Master Plan appears this way. At the Preliminary plan stage the driveways will be staggered. The Board asked if they had addressed Mr. Bernardo’s comment of a full traffic study. Mr. Gaudette stated that a full traffic study would be conducted for the Preliminary Plan stage and that numbers for Stillwater Heights and Harrisville Village would be incorporated into that study. The Board furthered offered the following suggestions for the Preliminary Plan:

- Move the clubhouse to the location of Building 10 giving more area for parking.
- Remove the remaining Buildings 4 & 16 (from the neighborhood greens and add units to Buildings 8, 9, 11 or 12 and reposition buildings. Consider removing Building 10 units and adding the units to Buildings 8 and 9.
- Submit separate building elevations
- Consider creating a small island or landscaped area as the separation from the clubhouse and parking area.
- Provide access from the pedestrian walking path to the clubhouse.
- Consider connecting Detention Ponds B & C in an elongated shape to provide more area for Buildings 3 & 5.

The Board questioned the amount of separation between buildings. Mr. Gaudette said that the separations are approximately 25 to 30 feet. The Board questioned how the development proposed to deal with snow removal. Mr. Gaudette stated the association would be responsible for snow removal and that certain areas on the plan could be labeled to handle snow storage areas. Mr. Kravitz noted the importance of obtaining cost estimates for any services that will be the responsibility of the proposed association. The Board further requested that when the traffic study took place, the traffic engineer conduct the a.m. review between the hours of 7 and 9 a.m. Mr. Gaudette stated that a typical traffic study is conducted for a 24-hour period and peak times are established based upon the volume during the 24-hour period. Mr. Levesque explained that the Board was concerned with a.m. review because of the Mowry Streets residents who were concerned with the times of review for the traffic study conducted for the Harrisville Village development.

As there were no further questions, a motion to amend the previous Findings of Fact was made by Mr. Ferreira as the land development is consistent with the Comprehensive Plan; the land development, as amended during this Master Plan Review stage, is consistent with the Zoning Ordinance; there will be no negative environmental impacts as of the level of review; the land development will not result in the creation of unbuildable lots; all units in the land development have adequate and permanent physical access to a public street; the land development should be exempt from Article XVI of the Sewer Commission Regulations and that "the Planning Board hereby respectfully requests exemption from Rules & Regulations governing public sewer construction related to Article XVI. The application herein has been constructed and Master Plan approved per Zoning Ordinance Section 11-8.9 Village Planned Development – land development project; a mandatory Inclusionary overlay zone limited to confined geographical areas within town adjacent to village areas. Section 11-8.9.5, subsection 5 authorizes the development to achieve a density based upon the R-12 equivalent if the development complies with the objectives, review requirements and general requirements of the ordinance. Based upon the changes put forth by the Planning Board this evening, September 12, 2005, the plan will substantially comply with the ordinance. Subsequently, the number of units stands at 67 which equates to 1 unit per upland acre, precluding the utilization of Individual Sewage Disposal System as well as

packaged communal ISDS systems. Public sewers are therefore required in order to construct the development as designed. All sewer design shall conform to the standards and rules governing the development of public sewers as administered by the Burrillville Sewer Commission.” The motion received a second from Mr. Partington. Under discussions, Mr. Gaudette questioned the number of units being set at 67, noting that the original plan called for 73 units and the subsequent plans submitted represented 70. A motion to amend the original motion to state “no more than 70 units” was made by Mr. Ferreira. The amendment received a second from Mr. Partington. Further discussions reflected whether the property could support 70 units as pointed out during the review. An amendment to the amended motion was made by Mr. Ferreira to state “70 units or less” and received a second from Mr. Partington. The amendment and amended motion carried unanimously by the Board.

Mr. Gaudette requested that the letter of support from the Planning Board for exemption from Article XVI of the Sewer Commission regulations be prepared and faxed to the Sewer Department prior to the developers’ scheduled meeting with the Commission at 11:00 a.m. Mr. Levesque stated that the Planning Department would take care of it for them.

VI. NEW BUSINESS:

Subdivision:

Edmund & Annette Delmonico, Nichols Road, Nasonville; Map 183, Lot 5: Preliminary Minor Rural Residential Compound plan: Attorney Thomas Hefner and Annette & David Delmonico, were in attendance to represent the request. Attorney Hefner began the discussion by stating that this request for a rural residential compound development was before the Board several months ago. He noted, at the time, that several members of the Board felt the plan did not represent a rural residential compound. He added that, in his opinion, this plan represents an RRC. Reiterating previous discussions, he stated that the property contains 22.8 acres, owned by Mr. & Mrs. Delmonico, and that they are seeking to create one additional lot for a family member. Each lot would contain over 10 acres (Lot 1 – 10.49 acres; Lot 2 – 12.31 acres) and approximately 11.4 acres would be dedicated as open space, and be deeded to the Town. He pointed out that the Town of Burrillville owns two adjacent parcels to the Delmonico property and the proposed open space. He stated that his client had met with the Town Planner and was offered several options - one which would block off the present access used by the Delmonico to their current dwelling and provide access for this dwelling to a gravel roadway to a cul-de-sac. This roadway would service the rear portion of the property that is the only suitable area for an additional dwelling and create frontage for the open space lot and also allow access to the open space lot. He noted that the gravel roadway was not shown on the plan before the Board. He stated that the Delmonicos had issues of safety with providing access, from the gravel roadway, to the open space lot for public use. He further stated that because the Town owns the two lots adjacent to the open space, there was no need for access through the Delmonico property. Attorney Hefner then stated that his clients are proposing to create a gravel roadway, for access to

their present home and a future dwelling and will deed the proposed open space land to the Town to be accessed through the adjacent parcel.

The Board voiced concern with emergency vehicles being able to turn around on the property without a proper cul-de-sac. David Delmonico told the Board that the roadway has been there for about 20 years, graveled and 12-foot wide; at the end is wide open and that there is no problem with turning 18-wheeler trucks around. The Board told him that a cul-de-sac is used generally for emergency turnarounds and that it would not be right to have one emergency vehicle trying to back out when another was entering. The Board agreed that the creation of a cul-de-sac providing access for a third open space lot was a good plan. The Board stated uncertainty with what the Town has proposed for the adjacent parcel – prohibiting access from this roadway may not be in the best interest as the Town may not be able to provide access through the adjacent parcel.

A motion to table this request was made by Mr. Partington pending submission of a modified plan and proper advertising of said plan. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

Smith Estates, Hill Road, Pascoag; Map 124, Lot 81: *Setting of Bond Amount for Roadway Construction:* The Board reviewed a memo from Richard Bernardo, DPW Director, in regards to the new owners of Smith Estates' request for the Town to set a bond for construction activities. Mr. Bernardo's letter stated that the estimates submitted by Smith Estates (\$299,000) were reasonable and that the bond amount should also include a 10% contingency, bringing to total amount to \$328,900. *A motion to set the bond amount for construction activities for Smith Estates at \$328,900 was made by Mr. Partington. The motion received a second from Mr. Felice and carried unanimously by the Board.*

Land Development:

Clear River Industrial Park, Aspen & Locust Ways, Oakland: *Release of Maintenance Bond:* The Board reviewed correspondence from Richard Bernardo, DPW Director, in regards to the release of the maintenance bond the Town currently holds for the Clear River Industrial Park. *A motion to allow the release of the maintenance bond was made by Mr. Partington with the stipulation that the Town withhold \$750 of the bond to replace several trees along the entranceway that are in poor health, as outlined in Mr. Bernardo's correspondence. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

Pascoag Village Development, South Main Street & Reservoir Road, Pascoag; Map 192, Lot 13; Map 210, Lots 21 & 23; Map 228, Lots 1, 2, 3, 4, 6, 7; Map 229, Lot 25; Map 245, Lot 35; Map 246, Lot 1: *Conceptual Plan Review:* Ms. Terry Barbosa, of the Woonsocket Neighborhood Development Corp., and Mr. John O'Hearne, of O'Hearne Associates, were in attendance to represent the request. Ms. Barbosa began the discussion by stating the property contains 227 acres of which 40 acres represent wetlands, steep slopes, etc. The proposal will create two development areas consisting of

approximately 30 acre, allowing for approximately 197 acres of conservation and utilizing 16% of the developable area. She noted that she and Mr. O’Hearne had attended the Planning Board’s workshop of August 22, 2005 and decided to pursue conservation development once the Town adopts the new regulations. She noted that this development is part of the Town’s Housing Plan, representing 38% of the units required to meeting the cap 10% mandated by the State over the next 20 years. She stated that both areas will have a multi-use community center with community recreation areas that contain gazebos in order to maintain the community atmosphere the Town is trying to achieve with the VPD ordinance.

Ms. Barbosa then referred to an architectural rendition of a typical cul-de-sac area proposed for each area, noting that each area would contain enough parking for each community center. She then referred to an architectural rendition of a typical neighborhood. She stated that it is the intent to utilize stone and wood as much as possible to maintain rural landscaping feel.

Mr. Kravitz asked what was the maximum number of units per building being proposed. Ms. Barbosa responded with 4-units per building as the maximum, with 75% of the units being three bedrooms-2 units. Mr. Kravitz explained that he was curious as to the maximum number of units per building in order to incorporate the correct number of units per building within the conservation development ordinance, to eliminate the need for a plan to go before the Zoning Board because a proposal exceeds the number of units allowed.

The Board asked if the water department had concerns with the not having a “thru-way” for a roadway. Would there be an “access path” for the water line to run through from Reservoir Road to Route 100? Ms. Barbosa stated that they had not yet met with the water department to discuss details.

Mr. Kravitz requested that the existing cart path on the property be considered for public access for pedestrian or bicycles. Ms. Barbosa said they would consider it. Mr. O’Hearne noted one small wetland crossing but didn’t see a problem with the concept.

The Board questioned ownership of the entire land, including under buildings, being under the control of the Woonsocket Neighborhood Development Corporation Land Trust. Ms. Barbosa stated that it was correct and was a means of controlling land cost so that the dwellings would remain affordable for the next 25-30 years.

The Board further suggested removing some of the units from the Reservoir Road side and placing them in the South Main Street side, as Reservoir Road, although a state road, is a winding, narrow country road whereas South Main Street (Route 100) is wide and able to handle the traffic better from a safety perspective.

VII. OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of August the following Certificates of Completeness were issued: **Edmund & Annette Delmonico, Nichols Road, Nasonville** (Preliminary Minor RRC – 2 lots); **Pascoag Village Development, South Main Street & Reservoir Road, Pascoag** (Conceptual Major Land Development – 120 lots); **Sweet Farm Estates, East Avenue, Harrisville** (Final Minor – 3 lots); **Thomas Gonyea, Ross Road, Pascoag** (Administrative – 2 lots); and **Pine Ridge, Mowry Street & Steere Farm Road, Harrisville** (required materials for Master Plan approval). There were no plans rejected as incomplete. There were no plans endorsed.

Planning Board Discussions:

Discussion of proposed School Administration Building: Mr. Kravitz informed the Board that the bids submitted for construction of the new School Administration building were opened last week. During their review, it was noted that if the Town revises the plan to build a hip roof instead of a gable roof, there would be a cost savings of approximately \$24,000. *The consensus of the Board was to allow the change.*

A motion to adjourn was then made at 8:55 p.m. by Mr. Ferreira. The motion received a second from Mr. Lupis and carried unanimously by the Board.