

**MINUTES OF THE PLANNING BOARD MEETING OF NOVEMBER 7, 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, Bruce Ferreira, Jeffrey Partington, Mike Lupis, Jim Libby, Christopher Desjardins, and Jeff Presbrey.

Members Absent: Leo Felice.

Others Present: Ron Faford, Town Council Liaison, 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 an injury.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of October 3, 2005** were read. *A motion to accept the minutes as presented was made by Mr. Ferreira, seconded by Mr. Libby, and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Planning Commissioners Journal
- Resignation of John Larochelle from the Planning Board
- TIP Public Hearing Notice from Statewide Planning
- Notice of Zoning Board Workshop for November 8, 2005 regarding Policies & Procedures

V. OLD BUSINESS:

Continued Discussion of Revisions Made to Amendments to Zoning Ordinance and Comprehensive Plan Providing for Conservation Development: The Board reviewed the revisions made by Mr. Lachowicz to the amendments for both Zoning Ordinance and Comprehensive Plan allowing for conservation development that were suggested at the Planning Board workshop of August 22, 2005. Mr. Kravitz noted the changes essentially were: developed a method for calculating open space in each zoning district based on land suitable for development; mandated public sewer and water in the R-20 & R-12 zoning districts; not allowing multi-unit development in the F-5 and F-2 zoning districts. He asked if the Board had any questions. The Board voiced concern with the figure of 75% in the F-5 zoning district as the Minimum Percentage of Land Suitable for Development to be Dedicated as Open Space, found on Page 9, under Section 30-8.3.6 Open Space in Conservation Districts and agreed that the figure seemed excessive.

As there were no further questions, *a motion to accept the revisions to the Zoning Ordinance and the Comprehensive Plan to allow for Conservation Development and to*

forward a favorable recommendation to the Town Council for their approval was made by Mr. Partington. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

VI. NEW BUSINESS:

Review/Public Hearing on Amendments to the Burrillville Subdivision & Land Development Regulations to Include Conservation Development: Mr. Levesque informed the public that this item would be discussed under a public hearing. He then opened the Public Hearing at 7:23 p.m. As there were no questions or comments from the public, the Public Hearing was closed at 7:24 p.m. Because the previous discussions included portions of the Subdivision & Land Development Regulations changes, Mr. Levesque asked if the Board had any further questions or comments. Having no further comments, *a motion to approve the revisions to the Subdivision & Land Development Regulations to allow for conservation development was made by Mr. Ferreira. The motion received a second from Mr. Lupis and carried unanimously by the Board.*

VII. OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of October the following Certificates of Completeness were issued: **Pine Crest, Victory Highway, Nasonville** (Final Minor Subdivision – five lots); **Marjorie & Sattar Memon (Ed Whipple) and Richard & Kathleen Kaufman, Victory Highway, Oakland** (Administrative – two lots); **Northwest Community Nursing & Town of Burrillville, Pascoag Main Street & the Bridgeway, Pascoag** (Administrative – three lots); and **M.K. Leasing, LLC, Bronco Highway (Route 102), Burrillville** (Final Minor Subdivision – 4 lots). The following plan was rejected as incomplete: **Mapleville Condos, Mapleville Main Street, Mapleville** (Conceptual Plan G Major Land Development). The following plans were endorsed: **Northwest Community Nursing & Town of Burrillville, Pascoag Main Street & the Bridgeway, Pascoag** (Administrative – three lots); **Pine Crest, Victory Highway, Nasonville** (Final Minor Subdivision – five lots); and **M.K. Leasing, LLC, Bronco Highway (Route 102), Burrillville** (Final Minor Subdivision – four lots).

Planning Board Discussions:

Review of EPA Grant Application for Cleanup of the Stillwater Mill Complex – Phase II – New Jesse Smith Library: Mr. Kravitz informed the Board that he was still working on the application, but it was essentially the same as last year's application to the EPA and that he had a copy of last year's application available for their review this evening. He noted the Town is still seeking federal grant funding for the cleanup of the library site of Stillwater Mill and are applying for \$200,000 – which requires a 20% match by the Town. He stated that anyone may be able to view this year's application in the Planning Department prior to its submission by the December 14, 2005 deadline.

As there was no further business to discuss, *a motion to adjourn was then made at 7:47 p.m. by Mr. Ferreira. The motion received a second from Mr. Partington and carried unanimously by the Board.*