

**MINUTES OF THE PLANNING BOARD MEETING OF OCTOBER 3, 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 John Larochelle.

**Members Absent:** Jeff Presbrey.

**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 excused due to a scheduled vacation.

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meeting of September 12, 2005** were read. *A motion to accept the minutes as presented was made by Mr. Ferreira, seconded by Mr. Felice, and carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

There was no correspondence to be heard this evening.

**V. OLD BUSINESS:**

**Land Development:**

**Harrisville Village, Mowry & Steere Farm Roads, Harrisville; Map 160, Lot 34:** *Continuation of Preliminary Major Land Development Plan Review:* Attorney Nancy Letendre, of Ursillo, Teitz and Ritch, Ltd., Mark Bard & Victor Bevilacqua, principals, Russell Crossman and Steven Cabral, of Crossman Engineering, Scott Rabideau, of Natural Resource Services, Inc., Will Gates, of Gates, Leighton Associates, and Kevin Monroe, of Monroe & Associates, were in attendance to answer any additional questions the Board may have in regards to the continued discussion of the Preliminary Major Land Development Plan for Harrisville Village. Attorney Letendre noted that the applicant had provided information addressing the items requested by the Board at their meeting of August, as outlined in a letter from the Planner dated August 5, 2005, and asked if they had any questions regarding the materials. The Board requested an update on the traffic count that had been conducted after the school year began. Attorney Letendre then turned the presentation over to Russell Crossman.

Mr. Crossman informed the Board that tube counters had been placed on Mowry Street on Monday afternoon (Labor Day), September 5, 2005 and removed on Thursday morning, September 8, 2005, which allowed for two full 24-hour counts and 2 half-days.

He noted the highest peak hour in the morning (7:30 a.m. – 8:30 a.m.) netted a maximum count of 40 vehicles, for both ways. He noted that during the traffic count of July 30, 2004, the maximum number of vehicles, during peak hour, were 33. During the highest peak hour in the afternoon September p.m. count (4:45 p.m. – 5:45 p.m.), Mr. Crossman noted a total number of 46 vehicles, adding that the July 2004 afternoon peak hour netted a total number of 51 – a decrease of 5 vehicles. He added that based upon the updated information, he has determined that the level of service for Mowry Street would remain the same - at the “A” level. The Board questioned whether any safety concerns were noted during this second count. Mr. Crossman stated that this was strictly a pneumatic count – that he was not present for observations. He then turned the presentation back to Attorney Letendre.

Attorney Letendre proceeded to provide the Board with samples of the proposed materials that will be used in construction of the houses. Mr. Bard assisted her by passing around samples of clapboard and shingle vinyl materials, as well as samples of proposed roofing materials.

In regards to the issues of sidewalks being constructed on Mowry Street, Mr. Bard explained that a survey had been conducted to determine whether there was adequate space for sidewalk improvements. He also stated that he had met with Mr. Kravitz and Mr. Bernardo on site to determine the proper location. Because of several encroachments along the area proposed for these sidewalks, and in order to work with the property owners adjacent to the sidewalk location, he stated that it was their intent to bond the sidewalk to assure the Town that the work would be completed.

*As there were no further questions from the Board, a motion to approve the Preliminary Major Land Development plan for Harrisville Village was made by Mr. Partington because the land development is consistent with the Town’s Comprehensive Plan; the land development, as amended during this Preliminary Plan review stage, is consistent with the Zoning Ordinance – specifically Section 30-209 Village Planned Development land development project; there will be no negative environmental impacts at this level of review (public walking paths to be either bonded or approved prior to Final Approval); the land development will not result in the creation of unbuildable lots; and the land development has adequate and permanent physical access to two public streets; conditioned upon the applicant bonding for sidewalk improvements and providing the Board with four variations of the building elevations. The motion received a second from Mr. Lupis and carried unanimously by the Board.*

**Union Pond Village, High Street, Pascoag; Map 174, Lot 133:** *Conceptual Major Plan Review-Continued Discussion:* Mr. Bruce Rylah, of Sheffield Builders, was in attendance to discuss the development proforma he had submitted for review by the Board to determine the feasible number of units for the Union Pond Village Major Land Development project. Mr. Rylah told the Board that he met with the Town Planner and Planning Chairman to submit his proforma and that he had also met with Annette Bourne, of Rhode Island Housing, to further learn the aspects of affordable housing. Referring to

his proforma, Mr. Rylah told the Board that three scenarios had been provided: one for 10 units; one for 14 units; and one for 18 units – the 18 unit proposal being more profitable; the 10 unit generating a loss and the 14 units a compromise between 18 and 10 units. The Board noted that the purchase price of the land varied according to the number of units proposed. Mr. Rylah pointed out that the proposed figures did not include the costs associated with an extension of the Riverwalk from Downtown Pascoag along the property, making a proposal for 10 units not feasible. He stated that with the affordable units, he would be essentially selling the unit for what it cost him to build. The Board tended to disagree with his statement, adding that Mr. Rylah had previously stated that the affordable units could be built utilizing less expensive materials. Mr. Rylah stated that the salability of the affordable unit is downsized as well as the materials used to construct it. The Board felt that Mr. Rylah had not provided reasonable evidence to justify the Board's support of a recommendation to the Zoning Board to allow for additional units, beyond what is allowed by the Zoning Ordinance. They suggested he investigate negotiating the price of the land with the current landowner to reduce the costs such that ten (10) units are feasible.

**VI. NEW BUSINESS:**  
**Land Development:**

**Stillwater Mill Complex Redevelopment Plan, Phase II – New Jesse Smith Library, East Avenue and Harrisville Main Street, Harrisville; Map 160, Lot 80:** *Master/Preliminary Major Plan Review/Public Hearing:* Mr. Jay Litman and Pam Choi, of Newport Collaborative Architects, Mr. Scott Adams, of Edwards & Kelsey and Mr. Randy Collins, of Gates, Leighton Associates, were in attendance to present the combined Master/Preliminary Land Development Plan for the New Jesse Smith Library. Mr. Litman began the discussions by stating that Scott Adams would go over the current site related issues dealing with the development of the library; Randy Collins would review the proposed landscaping; and that he would review the overall project. He noted presentation materials that included aerial renderings, materials proposed for the building and a study model of the proposed library to display how the different materials will interact and how the building will sit on the property. He then turned the presentation over to Scott Adams.

Mr. Adams told the Board that the site plan hasn't really changed that much since the Board reviewed the conceptual plan. He outlined the proposed two-lane roadway ending in a temporary cul-de-sac, the length of the roadway being approximately 1,675 feet, with 12-foot lanes in either direction. There will be parallel parking along most of the roadway with perpendicular parking near Harrisville Main Street. A sidewalk will run along one side of the roadway with landscaping on both sides of the road. The project will have a closed drainage system, coming from the high point, Harrisville Main Street, approximately 50-foot elevations from beginning to end, down to a Vortechnic structure, which empties into an underground filtration system, ultimately discharging through the headwall into the river. He noted that, per the Planning Board suggestions, the site has been modified to include a stairway from the library up to the restaurant, and the grades have been reworked to minimize the effect of the stairs. He noted an effort to mitigate

the differences in grades from the entrance at Main Street and the end of the cul-de-sac. He referenced a very detailed drainage report that had been provided to the Board, as well as a traffic impact analysis report. He added that now that the construction documents have been completed, a submission will be made to RIDEM within a week or two for their approval of any wetlands – although there are not really any wetlands present – as well as for any flood zone impacts – there are none due to the presence of the high retaining wall and the present flood zone elevation being less than the wall. He then turned the presentation over to Randy Collins.

Mr. Collins stated that his firm was working on preparing the landscaping site elements of the project. He noted that the site is right against the river, with extreme grade drops from the proposed entrance down to the library site. In order to address this problem, he stated that they are proposing a wall in the front of the property to help bring the horizontal line right up against the library, with a step down of about 15-20 inches and can act as a “seat” wall. The wall will be made up of materials that are complimentary to the façade, with plantings on top. Wrapping around the site back to the Riverwalk side, there is a proposal for a railing, on top of the wall, with an opening that is transparent to view the river. Within the railing area there will be a number of lights illuminating the Riverwalk side, with the light source approximately 12 feet off the ground. Plantings, which will have seasonal interest and be complimentary to library, Riverwalk and pedestrian areas, have been kept low in this area to allow for an unobstructed view of the river, over the plaza area, from inside the library. These plantings will also continue in the area of the East Avenue connection to the library. Because of the grade difference of about 13 feet from the location of the library and the former mill offices, he stated that they have incorporated the Board’s suggestion to provide stairs. He noted a meeting between the Town Planner, himself and the property owner in which the stairway option was discussed (and received well by the property owner). He added that some planters are being proposed along either side of the stairs. Continuing with the front landscaping of the library, Mr. Collins stated that the proposal calls for street trees and ornamental lighting, alternating and spaced out enough to allow for plenty of illumination on the roadway parking areas. The same lights will be utilized as the ones along the Riverwalk, except that the light source would be 20 feet in height, rather than 12, to reduce the proposed number of lights. The Board questioned the type of lighting. Mr. Collins stated low-pressure sodium, whitish light. The Board questioned traffic impacts in the vicinity of access to the site near the stop sign on Harrisville Main Street. Mr. Adams stated that there be no significant impact – trips generated by the library project are very minor to the conditions on Main Street. When the entire complex is renovated, these area impacts will have to be addressed. Mr. Collins added that there will be an additional access point to East Avenue by the restaurant property. He then turned the presentation over to Jay Litman.

Mr. Litman displayed the study model in order to point out specific areas of the library during his presentation to give the Board a 3-D image. He noted that since the last meeting with the Planning Board, he has been able to reduce the square footage – cut

back about 18 feet from the overall size, saving approximately 3,000 square feet per floor. He also noted that the building has been lowered by two feet, saving approximately \$200,000. He then began discussions of the types of materials that are being proposed for the library construction. Those four types of materials include: ground-face block and sand-struck brick, to be used on the two-story section, housing the community meeting center and the children's library; red cedar shingles to be used on the one-story section and 8" ship lapping to be used for accenting. In regards to the roof, he stated that a vinyl composite material, with ribbing, is proposed. He informed the Board that there is marginal increase in the cost of the structure if the proposal went for a straight slope and too much roof would be exposed from the road. The bow roof can be kept low and can be maintained inexpensively. With a straight roof, there's a chance for snow to accumulate near the adjacent flat roof, whereas with the bow roof, there will be a gutter system with internal drains to provide an even flow for snow and rain. He noted the direction of the saw tooth detail has been moved in the opposite direction, and will allow for views of the river upstream from the children's library. In regards to utilities, Mr. Litman explained that the utilities (oil tank, transformer) are located on the eastern side of the library and will be surrounded by a solid buffer to hide it from view. The rooftop units are located on the flat roof area to shield the view of the units from East Avenue. He asked if the Board had any questions. The Board questioned the longevity of bow roofs. Mr. Litman stated 25 years for a Class A roof. The Board questioned the maintenance of both the saw tooth and bow roofs. Mr. Litman stated that the roof is design to channel the rain water into the interior drainage system and if installed properly, shouldn't have any problems. The Board questioned the maintenance of the red cedar shingles. Mr. Litman stated that the red shingles, as well as the ship lapping, would be clear coated, and the recommendation for maintenance is every 5 years.

As the presentation was complete and there were no further questions from the Board, the regular meeting was closed and a public hearing was opened at 8:30 p.m.

Mr. Levesque asked if anyone from the audience had any questions or comments.

Mr. Kevin Blais, of 1730 Tarklin Road, Harrisville, stated that he had attended a workshop, about a year ago, by Newport Collaborative presenting the initiative for the bond referendum for the library and that the building appeared to be very different from what was displayed this evening. He stated that he is familiar with these roofs with open trusses and they tend to be rather noisy, especially when it is raining. Mr. Litman told him that the building plan is identical to the plan that had been viewed at the previous workshop. He stated that the roof is composed of 2-3/4" shiplap fir for the first layer, then a water membrane layer, then 4" of polyisocyanurate insulation, then a 1/2-traffic board, then rosin paper and then the Sarnafil vinyl composite material, providing ample sound proofing. Mr. Litman stated that the original drawing proposed a library size of 27,000 square feet but during plan preparation and due to budget restraints, the current size is at 25,000 square feet. Mr. Blais further questioned whether the whole project was within the \$4.5 million budget set by the bond referendum vote. Mr. Litman explained

that the building itself was being proposed with the \$4.5 million funding. He added that the local library group is trying to raise additional funding as well as funding sources from other public groups for furnishings. He also noted that the building project is coming in at \$1.95 per square foot, which was very frugal for a public library, and the fact that the Town can potentially receive 50% back from the State for this project. Mr. Blais stated that he believed the \$4.5 million was to cover the entire project. Mr. Levesque informed Mr. Blais that perhaps these budget questions should be asked of the Town Council, as the Planning Board's role was to review and approve the building design.

Having no further questions or comments from the audience, Mr. Levesque closed the Public Hearing at 8:46 p.m. and reopened the regular meeting.

*A motion to approve the combined Master/Preliminary Major Stillwater Mill Complex Redevelopment Land Development Plan, Phase II – New Jesse Smith Library was made by Mr. Ferreira because the land development plan is consistent with the Comprehensive Plan, specifically **Chapter III Community Services and Facilities, Goal III.1; Policy III.1.d and Implementation Actions III.1.d.1 thru III.1.d.5; Chapter IX Land Use – Goal IX.2; Policy IX.2.a; Policy IX.2.b,c and d; Implementation Actions IX.2.b.2 and 3; IX.2.c.1 and IX.2.d.e.**; the land development is consistent with the Zoning Ordinance, specifically **Section 30-209 Village Planned Development Land Development Project**; there will be no negative environmental impacts as indicated by RIDEM's Program Letter; the land development will not result in the creation of unbuildable lots. The motion received a second from Mr. Partington and carried unanimously by the Board.*

**Stillwater Mill Complex Redevelopment Plan, Phase II – New Jesse Smith Library:** Discussion of Town's Intent to Submit an EPA Grant Application for Cleanup: Mr. Kravitz told the Board that he is again attempting to submit an grant application to the EPA, after having walked the site with an EPA representative. The grant would be in the amount of \$200,000 for cleanup of the library site. He told the Board that they should expect something at the next Planning Board meeting in November.

A five-minute recess was called at 8:50 p.m.

The meeting reconvened at 8:55 p.m.

## **VII. OTHER BUSINESS:**

### **Report from Administrative Officer:**

Mr. Kravitz noted that during the month of September the following Certificates of Completeness were issued: **Thomas & Christine Rambacher and Jack & Lisa Blum, Hill Road, Pascoag** (Administrative – 2 lots); **Stillwater Mill Redevelopment Plan, Phase II – New Jesse Smith Library** (Master/Preliminary Major Land Development); **Howard Hague and Matthew Diohep & Holli Brooks, Colwell Road, Nasonville** (Administrative – 2 lots); and **Stillwater Clock Tower Project, Harrisville Main**

**Street, Harrisville** (Administrative-Boundary Survey). There were no plans rejected as incomplete. The following plans were endorsed: **Howard Hague and Matthew Diohep & Holli Brooks, Colwell Road, Nasonville** (Administrative – 2 lots) and **Stillwater Clock Tower Project, Harrisville Main Street, Harrisville** (Administrative-Boundary Survey).

**Planning Board Discussions:**

**Discussion of Revisions Made to Amendments to Subdivision & Land Development Regulations, Zoning Ordinance and Comprehensive Plan Providing for Conservation Development:** The Board stated that they were very pleased with the corrections made to the proposed language changes to the Subdivision & Land Development Regulations, Zoning Ordinance and Comprehensive Plan to allow Conservation Development. *A motion to approve the recommended language amendments, for Conservation Development, to the Town's Subdivision & Land Development Regulations, the Zoning Ordinance and the Comprehensive Plan and to forward same to the Town Council, with a recommendation for acceptance was made by Mr. Partington. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

The Board will hold a **Public Hearing at their November 2005 meeting** to receive comments from the public on the amendments to the Subdivision and Land Development Regulations, and formally vote acceptance of the changes at that time.

As there was no further business to discuss, *a motion to adjourn was then made at 9:05 p.m. by Mr. Ferreira. The motion received a second from Mr. Lupis and carried unanimously by the Board.*