

**MINUTES OF THE PLANNING BOARD MEETING OF AUGUST 22, 2005
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

I. CALL TO ORDER:

The Workshop was called to order at 7:00 p.m., Ray Levesque, Chairman, presiding.

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

Members Absent: Jim Libby.

Others Present: Tony Lachowicz, consultant, Joseph Raymond, Building/Zoning Official, Tom Kravitz, Town Planner, and Christine Langlois, Recording Secretary.

II. OLD BUSINESS:

Land Development:

Granite River Village, Callahan School Street, River Street & Chapel Street, Harrisville; Map 142, Lot 21: *Findings of Fact:* Mr. Kravitz informed the Board that Findings of Fact were not outlined in the Board's approval of the Master Plan for the Granite River Village, last reviewed at their meeting of August 1, 2005. *A motion to approve the Master Plan for Granite River Village was then made by Mr. Ferreira because the proposed development is consistent with the Comprehensive Plan, specifically Chapter V-Housing & Affordable Housing Strategy, Implementation Action V.1.a.2 and V.1.f.1; Goal V.3 and Policy V.3.a; and Chapter IX-Land Use, Goal IX.1, Policy IX.2, Implementation Actions IX.2.b.1 and IX.2.b.3 and Policy IX.2.d; the development is consistent with the Zoning Ordinance, contingent upon relief being granted by the Zoning Board of Review; there will be no negative environmental impacts at this level of review; the development will not result in the creation of unbuildable lots; the development will have adequate and permanent physical access to a public street. The motion received a second from Mr. Lupis and carried unanimously by the Board.*

III. NEW BUSINESS:

Discussion of Proposed Amendments to Subdivision & Land Development Regulations, Zoning Ordinance and Comprehensive Plan Providing for Conservation Development: Mr. Kravitz requested that before the Board began discussion of the proposed changes, they view a short segment of a film dealing with preserving open space by utilizing conservation development. The Board viewed Part One of the video "Preserving Open Space with Conservation Subdivisions" and then began their review.

Mr. Tony Lachowicz told the Board that he had been hired by RIDEM to work with communities within Rhode Island to incorporate conservation development techniques within each town's regulations. He stated that he has had several meetings to review the proposed language with Mr. Kravitz and Mr. Raymond.

The Board suggested the following changes:

1. On Page 4 of the amendments to the Comprehensive Plan, *Change II.2.b.2 Land Suitable for development, to remove the language, “certain types of . ” to describe types of non-residential developments, and to include examples of land considered by the Board to be unsuitable for development.*
2. On Page 3 of the amendments to the Zoning Ordinance, *refine the definition of Land Unsuitable for Development by clarifying “severe or very severe”. Add the language, “slopes greater than 25%” and “rock outcrops” to the definition of land unsuitable for development, further clarifying how the rock outcrops are defined.*
3. On Page 6 of the amendments to the Zoning Ordinance, *add the phrase “e.g., open space lots” to Section 11-8.3.2 Applicability, subsection c. Change subsection e of 11-8.3.2 Applicability to require that all minor subdivision be submitted as a conservation development, but a developer may have the right to seek a waiver from this requirement.*
4. On Page 7 of the amendments to the Zoning Ordinance, *change Section 11-8.3.4 Maximum Number of Units from a mathematical formula to a conventional yield plan approach.*
5. On Page 9 of the amendments to the Zoning Ordinance, *change the last paragraph of f. to read, “If the owners, or their successors or assigns fail to maintain the open space **or any improvements thereon**, the Town may perform any necessary maintenance and enforce the payment for such costs, including reasonable attorneys’ fees, by an action at law or in equity against the owners of their successors or assigns.*
6. On Page 10 of the amendments to the Zoning Ordinance, *Mr. Kravitz to research as to how Table 1 Dimensional Requirements in a Conservation District coincide with the Town’s Aquifer Overlay District language, possibly proposing amendments to the Aquifer Overlay District section and/or map.*
7. Within the Subdivision & Land Development Regulations, *review all references to land development projects to correct grammar.*
8. On Page 10 of the amendments to the Subdivision & Land Development Regulations, *add definitions for “Public Hearing” and “Public Informational Meeting”.*
9. On Page 20 of the amendments to the Subdivision & Land Development Regulations, *Mr. Kravitz will request the Finance Director to review this section.*
10. On Page 34 of the amendments to the Subdivision & Land Development Regulations, *Section 10-6.5 C. Site Visit, remove the formal nature of the site walk, maintaining the Board’s current policy of viewing a property prior to reviewing development plans.*
11. On Pages 48 & 49 of the amendments to the Subdivision & Land Development Regulations, *Mr. Kravitz will request that the DPW Director review the Roadway Design Standards, Table 10-1, in regards to slopes.*

12. On Page 66 of the amendments to the Subdivision & Land Development Regulations, *Section 10-10.3 Design Process*, the first paragraph contains language that needs clarification (“See the appropriate checklist for specific requirements.”)
13. On Page 68 of the amendments to the Subdivision & Land Development Regulations, *Section 10-10.5 Site Context Map* needs to be simplified as it has too much detail.
14. On Page 69 of the amendments to the Subdivision & Land Development Regulations, *Section 10-10.7 Open Space*, requires a correction to its reference to the Zoning Ordinance (*Section 11-8.3.6* should be *Section 11-8.3.4*).

The Board requested that the proposed checklists be reviewed to specify when lots with wetland areas need to be verified by RIDEM. The Board concluded their review by complimenting Mr. Lachowicz on the proposed changes.

IV. OTHER BUSINESS:

Planning Board Discussions:

Election of Officers: A nomination of Mr. Levesque for Chairman was made by Mr. Ferreira, seconded by Mr. Partington and carried unanimously by the Board.

A nomination of Mr. Partington for Vice-Chairman was made by Mr. Presbrey, seconded by Mr. Ferreira and carried unanimously by the Board.

A nomination of Mr. Ferreira for Secretary was made by Mr. Partington, seconded by Mr. Presbrey and carried unanimously by the Board.

A motion to adjourn was then made at 10:43 p.m. by Mr. Ferreira. The motion received a second from Mr. Partington and carried unanimously by the Board.