

**MINUTES OF THE PLANNING BOARD MEETING OF APRIL 3, 2006
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

I. CALL TO ORDER:

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

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

Others Present: Ron Faford, Town Council Liaison, Tom Kravitz, Town Planner, and Christine Langlois, Recording Secretary.

II. ATTENDANCE REVIEW:

The Chairman acknowledged that all members were present this evening.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of March 6, 2006** 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:

- Common Ground Newsletter
- Two Notices of Insignificant Alterations to Wetlands from RIDEM
- Public Hearing Notice from the Statewide Planning Council on a draft Rhode Island Five Year Strategic Housing Plan: 2006-2001 as State Guide Plan Element 423

V. OLD BUSINESS:

Minor Subdivision:

Edmund & Annette Delmonico, Nichols Road, Nasonville; Map 185, Lot 15: Submission of Information Required as Conditions of Preliminary Minor RRC Plan Approval: Mr. Levesque read into the record correspondence received from Attorney Thomas Hefner, the Delmonico's lawyer, requesting a continuance to next month's Planning Board meeting due to the death of Mr. Delmonico. *A motion to continue the submission of information required as conditions of the Preliminary Minor RRC plan approval for Edmund & Annette Delmonico to the May 2006 Planning Board meeting was made by Mr. Partington, seconded by Mr. Ferreira and carried unanimously by the Board.*

VI. NEW BUSINESS:

Minor Subdivision:

Narragansett Improvement Co., Gazza Road, Mapleville; Map 250, Lots 2 & 3; Map 268, Lot 1: Final Minor Plan Review: Mr. Lou Calcagni was in attendance to represent the request. Mr. Kravitz told the Board that all of the information the Board had requested has been submitted with the final plan (modifications to the limits of disturbance areas to minimize the impact to the existing grades of Lot #2). He noted,

however, that an Auto Cad CD of the plan had not been submitted. He added that the DPW Director had requested temporary construction tread pads at the ends of each driveway during development of the lots, in accordance with the Soil Erosion & Sediment Control handbook at RIDEM, to prevent sediment from being tracked onto Gazza Road. He noted that he would like to have a pre-construction site clearing meeting to have a clear understanding of what parts of the forest will remain on the lots.

A motion to approve the Final Minor subdivision plan for Narragansett Improvement Co. was made by Mr. Ferreira because the subdivision is consistent with the Comprehensive Plan; the application is consistent with the Zoning Ordinance; there will be no negative environmental impacts; the subdivision will not result in the creation of unbuildable lots; and the subdivision has adequate and permanent physical access to Gazza Road, which is public street; conditioned up receipt of the Auto Cad CD, establishing a site clearing meeting prior to any logging of the site, and placement of temporary construction tread pads during development as requested by the DPW Director. The motion received a second from Mr. Lupis and carried unanimously by the Board.

At this point, Mr. Felice recused himself from the next two items.

Administrative:

Ischia Estates South for Ischia, Inc., East Wallum Lake Road, Pascoag: Map 139, Lots 9-15 and 17: Review of Administrative Plan: Mr. Frank Neri was in attendance to represent the request. Mr. Neri stated that he was merely adding back land to existing lots of record to extend the lots to greater than 20,000 square feet. The Board noted that Map 156, Lot 7 is still merged with Map 139, Lot 10 – as the plan did not reflect that fact. They stated that the plan had been before them a few times over the past several years with different configurations. Mr. Kravitz told the Board that the existing lots that Mr. Neri wishes to add land to are classified as legal, non-conforming. The test pits shown on the plan are only on Lot 10, not on any of the pre-existing lots. If the Planning Board allows for the extension of these lots, they need to know if the lots are buildable lots because the Planning Board cannot endorse subdivisions that create unbuildable lots. He told the Board that he has requested Mr. Neri to install additional test pits on these pre-existing lots. He further questioned access to several of the lots.

The Board also voiced concerns with the amount of wetlands on each of the lots and whether there was enough buildable area on these lots when considering the 50-foot setback requirement and the side yard setbacks. They noted that additional information would be required for them to make a final decision on this proposal. They suggested that Mr. Neri and his surveyor meet with Mr. Kravitz to discuss alternatives based upon the nature of this property – perhaps a conservation-type plan – to avoid the “cookie-cutter lots”. Mr. Neri reiterated that all he wanted to do was add land to the back of the existing lots that he has had for 20 years. Mr. Levesque noted that just because a lot is existing, it doesn’t mean it’s buildable. Mr. Neri stated that he knew that.

A motion to table the application for a period of one year to allow the developer and his surveyor to meet with the Town Planner to discuss alternatives for developing the property and to show in a future plan that Map 156, Lot 7 is merged with Map 139, Lot

10, was made by Mr. Partington. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

Leo C. & Anne Felice and John W. & Helen D. Young, Eagle Peak Road, Pascoag; Map 191, Lots 121 & 131: Administrative Plan Review Requiring a Variance/Recommendation to Zoning Board: Mr. Leo Felice was in attendance to represent the request. He told the Board that the plan represents his intent to purchase abutting land, approximately 6,493 sq/ft, (Map 191, Lot 131), with an existing garage, from his neighbor, Mr. Young. The plan conforms to the current zoning of R-12 but does not meet the requirements of the aquifer overlay district and would require a variance from the Zoning Board.

A motion to approve the Administrative Plan for Leo & Anne Felice and John & Helen Young and to forward a favorable advisory to the Zoning Board on issuing a variance from the Aquifer Overlay Section 30-202 was made by Mr. Partington because the subdivision will not result in an inconsistent action with the Comprehensive Plan as the lots are developed, legal non-conforming, and no development is proposed; the application is consistent with the Zoning Ordinance as the Planning Board supports a dimensional variance from Section 30-202; there will be no negative environmental impacts as of this level of review; the subdivision will not result in the creation of unbuildable lots; and the subdivision has adequate and permanent physical access to Eagle Peak Road, which is a public street. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

Mr. Felice returned to the meeting.

Community Development Block Grant Application 2006-2007: Certification of Consistency with the Comprehensive Plan: Mr. Kravitz stated that list provided to the Planning Board represents requests received from residents, as well as projects currently in progress through the Planning Department, and are being considered for funding through the Town's Community Development Block Grant application for 2006-2007. He noted that requests this year total \$334,500. The Board's role is to certify that the projects are in conformance with the Town's Comprehensive Plan.

A motion to certify that the requests being considered for the Town's Community Development Block Grant application for 2006-2007 (Stillwater Mill Redevelopment District Acquisition, Parking & Circulation Improvements, Pascoag Redevelopment Area Acquisition and Circulation Improvements, Berean Baptist Church & Burrillville Housing Authority Assistance Programs: Heating/Rental Assistance/Housing Down-Payment, Maplehill Mobile Home Park – Water System Improvements, Tri-Town Community Action Agency Mental Health, Substance Abuse and Tobacco Treatment and Services, Community Housing Land Trust, Inc., Support Services) are in conformance with the Town's Comprehensive Plan was made by Mr. Partington. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

Land Development:

Excel Management, Pascoag Main Street, Pascoag; Map 175, Lot 44: *Review of Site Plan for New Mixed-Use Building:* As Mr. Jensen had not yet arrived, his architect, David Okerlund, proceeded with the presentation. Mr. Okerlund explained that he had prepared the plan for a new mixed-used building based upon the design of the former building that had occupied the site prior to the fire that destroyed it. He noted that the Downtown Pascoag area has an interesting combination of low scale buildings, one-story buildings, two-story presented buildings and two-story buildings with a pitched roof – a great variety in scale. This building sits in the midst of these building, having to hold up the block. It has been designed with a very strong first floor line – that matches the cornice lines of other buildings – in terms of a porch around the two sides and the back. The mansard roofline, being the form that was there previously, allows for a three-story building on the site while still fitting into the Main Street streetscape. The first floor will contain two commercial suites and four residential, townhouse, units that will occupy the second and third floors (two common egress stairs for the four units and their own interior circulation between floors). The idea of the porches is to provide a peek to the river that flows in the back at least on a pedestrian scale. He told the Board that with the width of the side porches, the building encompasses the entire lot, with the exception of a few feet on each side. The side porches would be built of non-combustible materials. The Board noted that the porches would be extending into the side yard setbacks and would require a variance. Mr. Kravitz noted that the plan would require several other variances in regards to the Aquifer Overlay and Lots Containing Wetlands, and that the Board should support these variances because the application is part of the redevelopment plan for Pascoag.

The Board questioned the types of exterior materials being considered. Mr. Okerlund stated clapboards with fairly tight exposure, with five-quarter trim, at least on the front façade, with more economical materials for the sides and rear. The Board questioned the parking arrangements for each of the proposed residential units. Mr. Levesque noted that there is municipal parking on the opposite side of Main Street for any residents of this building, which would be discussed later in the meeting. Mr. Kravitz added that the Town is currently working on revising the municipal parking regulations to allow for overnight parking so that residents residing in village centers will be able to park their vehicles in these municipal lots. The Board requested that a condition be placed on the approval so that the commercial space will always remain as commercial retail space. Mr. Okerlund agreed with the suggestion. Mr. Kravitz noted that the applicant has already applied to RIDEM for wetlands approval and that he had provided a letter of support from the Town. He added that the Burrillville Redevelopment Agency had reviewed the mixed-use building plan at their last meeting and had unanimously approved the plan.

As there were no further questions, *a motion to grant approval of the Preliminary Minor Land Development plan for Excel Management for a mixed-use building on Pascoag Main Street, subject to Zoning Board and RIDEM approvals, was made by Mr. Felice as the land development is consistent with the Chapter II.3.b.16; II.6.e; II.6.e.2 of the*

Natural & Cultural Resources; Chapter V.1.a.2; V.1.f; V.1.f.1 of Housing and Chapter IX.2; IX.2.b.1; and IX.2.b.3 of Land Use; the application is consistent with the Zoning Ordinance as the Planning Board supports variances including but not necessarily limited to Aquifer Overlay Section 30-202; Dimensional Regulations Section 30-111; and Lots Containing Wetlands Section 30-153; there will be no negative environmental impacts upon receipt of RIDEM's review and approval; the land development will not result in the creation of unbuildable lots; and the land development has adequate and permanent physical access to Pascoag Main Street, a public, state-owned street; and to forward a favorable advisory to the Zoning Board on the issuance of the necessary variances. The motion was conditioned upon the applicant recording language attesting to the first floor remaining as commercial retail space and the façade materials being wood clapboards with five-quarter inch width trim, was seconded by Mr. Lemek, and carried unanimously by the Board.

Excel Management, Pascoag Grammar School, Sayles Avenue, Pascoag; Map 157, Lot 59: Revision to Approved Master/Preliminary Major Plan: Before the applicant began the presentation, Mr. Kravitz told the Board that he had not felt comfortable approving the changes Mr. Jensen was requesting in the office and that was why the plan was before the Board this evening. He noted that these improvements are in place of pavement and would not increase runoff volume. He added that a concern was for the proposed garages meeting the side yard setbacks, which the plan clearly illustrates and that they are barely visible from Sayles Avenue. However, he pointed out that the plan was not signed by the surveyor, and the plan was classified a Class III and not a Class I – which would be required. He then turned the meeting over to Mr. Jensen.

Mr. & Mrs. Robert Jensen, applicants, and Mr. David Okerlund, architect, were in attendance to request the revision to the previously approved land development plan for the development of the former Pascoag Grammar School. Mr. Jensen noted that he has received many requests for garage space for each of the proposed units from individuals who are interested in buying or renting the housing units being constructed within the former grammar school. Based upon those requests, he had a plan prepared which shows the location of the two proposed garage structures and further landscaping of the rear portion of the property. He stated that each unit would have one garage stall and one parking area within the lot. Noting that 19 units are being proposed, with 20 garage stalls proposed, he stated that one stall would be sectioned off for the storage of maintenance equipment. He noted that RI Historic Preservation had already approved the garage plan prepared by Mr. Okerlund, requesting brick facades to compliment the school, and positioning the buildings so as not to be seen from Sayles Avenue or Pleasant Street.

In regards to the class of the survey, Mr. Jensen told the Board that his surveyor was currently working on finalizing a Class I survey. The Board asked that when the Class I survey is submitted, it should contain the offsets for the garage buildings. It was suggested that a storm-line gravel trench be installed, in the rear of the garages, to collect the runoff for infiltration into the groundwater, even though the proposed Vortech unit would be operating in the same manner. The Board requested that the dumpster be repositioned from its location on the landscaping plan.

A motion to approve the revisions to the November 1, 2004 approved Master/Preliminary Plan for Excel Management was made by Mr. Ferreira conditioned upon a submission of a Class I survey to verify that the proposed garages conform with the zoning side yard setbacks, correction of number of units within the Notes section of the plan, and repositioning of the proposed dumpster. The motion received a second from Mr. Desjardins and carried unanimously by the Board.

VII. OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of March, Certificates of Completeness were issued for: **Leo C. & Anne Felice and John W. & Helen D. Young, Jr., Eagle Peak Road, Pascoag** (Administrative – two lots); **Excel Management, Pascoag Main Street, Pascoag** (Minor Land Development – one lot); **Excel Management, Pascoag Grammar School, Sayles Avenue, Pascoag** (Revision to Minor Land Development plan); **Dorothy Valente Estate to be conveyed to Barbero & McIntosh Development, Inc., West Road, Harrisville** (Boundary Survey – two lots); **Ischia Estates South for Ischia, Inc., East Wallum Lake Road, Pascoag** (Administrative – nine lots); and **Narragansett Improvements Co., Gazza Road, Mapleville** (Final Minor – five lots) There were no plans rejected as incomplete. The Administrative Officer endorsed the **Dorothy Valente Estate to be conveyed to Barbero & McIntosh Development, Inc., West Road, Harrisville** (Boundary Survey – two lots).

Planning Board Discussions: The Board discussed a letter the Town received from the Harrisville Fire District requesting considerations whenever a development is proposed within the Pascoag Water District area.

At this time, a motion to adjourn was then made at 8:03 p.m. by Mr. Ferreira. The motion received a second from Mr. Felice and carried unanimously by the Board.