

**MINUTES OF THE PLANNING BOARD MEETING OF JULY 10, 2006  
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

**I. CALL TO ORDER:**

Meeting was called to order at 7:00 p.m., Jeffrey Partington, Vice-Chairman, presiding.

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

**Members Absent:** Ray Levesque

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

**II. ATTENDANCE REVIEW:**

The Vice-Chairman acknowledged that the Chairman was on vacation and excused from the meeting.

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meeting of June 5, 2006** were read. *A motion to accept the minutes as presented was made by Mr. Ferreira, seconded by Mr. Presbrey and carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

- RIDOT Notice of the Issuance of a Physical Alteration Permit for Pine Ridge Village
- Letter from Attorney Thomas Hefner regarding the Delmonico plan

**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. Partington stated that Attorney Thomas Hefner's office had submitted correspondence, previously noted, requesting continuance again on behalf of Mrs. Delmonico to the September 11, 2006 Planning Board meeting. *A motion to continue the submission of information required as conditions of the Preliminary Minor RRC plan approval for Edmund & Annette Delmonico to the September 11, 2006 Planning Board meeting was made by Mr. Ferreira, seconded by Mr. Felice and carried unanimously by the Board.*

At this point, Mr. Partington informed the Board members that prior to the start of the meeting, he had received a request from the attorney representing the applicants for the Pine Ridge Village Planned Development to readjust the agenda so that Pine Ridge could be addressed by the Board at the beginning of New Business. *A motion to adjust the agenda to allow the Pine Ridge Village Planned Development to be heard at the*

*beginning of New Business was made by Mr. Ferreira, seconded by Mr. Presbrey and carried unanimously by the Board.*

**VI. NEW BUSINESS:**

**Pine Ridge Village Planned Development (Age-Restricted), Steere Farm Road & Mowry Street, Harrisville; Map 176, Lots 3 & 5; Map 177, Lot 30: Preliminary Major Plan Review/Public Hearing:** Attorney Brian LaPlante, Dr. Lucien Benoit and Joseph Houle were in attendance to represent the request. Attorney LaPlante, noting that several minor State approvals have not been received, but are forthcoming, requested that the Board table discussions for this plan until the August 7, 2006 Planning Board meeting, when they will have a complete submission. For the record, Mr. Partington requested that Attorney LaPlante submit a letter as a follow-up to this verbal request. Attorney LaPlante said he would do so. Several members asked if the applicants would be responsible to re-advertise and re-notify abutters. Attorney LaPlante noted that State law does not require the applicant to re-advertise or re-notify. Notification of this meeting serves as notice. Mr. Partington also noted that the Planning Board meeting agendas are posted monthly in the Town Hall and on the Town's website. *A motion to table discussions of the Pine Ridge Village Planned Development to the August 7, 2006 was made by Mr. Ferreira. The motion received a second from Mr. Felice and carried unanimously by the Board.*

**Burrillville Self-Storage, Eleven Properties, LLC, South Main Street, Pascoag; Map 229, Lot 6: Request for Extension of Preliminary Plan Approval:** Mr. Partington, noting that no one was in attendance to represent the request, stated a correspondence had been received from Jeffrey Hanson, of John P. Caito Corporation, on behalf of Eleven Properties, LLC, requesting a one-year extension of the Preliminary plan approval for the Burrillville Self-Storage units proposed for South Main Street in Pascoag. Mr. Hanson stated in his correspondence that the applicant was awaiting RIDEM Freshwater Wetlands approval. *A motion to grant an additional one-year extension of the July 12, 2004 Planning Board Preliminary Plan approval of the Burrillville Self-Storage proposal, previously granted an extension at the July 11, 2005 meeting, was made by Mr. Ferreira. The motion received a second from Mr. Presbrey and carried unanimously by the Board.*

**Harrisville Village, Steere Farm Road & Mowry Street, Harrisville: Map 160, Lot 34: Review & Discuss Elevations of Buildings 8 & 9; Walking Paths; Building Permits:** As no one was in attendance to represent Harrisville Village, Mr. Libby offered to provide a brief update on his meeting with the developers in regards to Buildings 8 & 9, as he was requested to review revised plans by the Board at their May 12, 2006 meeting. He told the Board that he had met on site with the developers, who had suggested adding dormers and porches on several locations. He noted that he had suggested several other things to the developers because he felt that the look of the project has been compromised by the garages change the Board allowed to these buildings. He said that the developers had complained about additional costs, which he felt was not the Board's concern. He noted that at the end of the meeting, he had told the

developers to have the ideas drawn up by their architect, in elevation form, adding that he had briefly sketched something, and that the elevations should be submitted to the Planner for his review. He added that he felt what the developers submitted were very small gestures and that he was not comfortable making a decision for the Board. It lacks variety from the first time the Board viewed the development.

The Board asked if the sketch drawing provided in their packets was drawn by Mr. Libby. Mr. Libby said that it was, but that he had told the developers that the Board needed to review the elevations and should be shown with some of the options. He noted that the developers, instead of doing combinations of the features (dormers above, dormers below, etc.) had taken one of each feature and added it to the buildings – the minimal amount from the conversations. The Board felt comfortable with Mr. Libby's judgment. Mr. Kravitz stated that he could communicate, in writing, with the developers that the elevations should be drawn up by their architect and submitted back to the Board at their next meeting.

Mr. Partington then asked Mr. Kravitz to update the Board on the proposed walking paths and building permits that have been issued for the project. Mr. Kravitz told the Board that the developers have not been able to obtain final approval from RIDEM on the proposed location of the walking paths. He told them that he had met with Mr. Bard and Mr. Rabideau regarding the paths and that Mr. Rabideau said that substantial segments of the pathways can be constructed before RIDEM gives their approval, as they would be working outside the wetlands areas. But he added that he didn't feel the Board could grant final approval of the development without RIDEM's approval of the walking paths. He noted that the developers, when they had originally filed with RIDEM for approval of the development had chosen, at that time, to withdraw from also filing the walking paths proposal to save time. The Board noted that no units can be sold in the development until the final development plan has been approved and recorded.

Continuing, Mr. Kravitz told the Board that because it is a land development and because all infrastructure is in place, the developers have been granted several foundation permits and several buildings permits. However he noted that the developers are doing so at their own risk because final approval has not been granted, so no certificates of occupancy will be issued until they are able to obtain final approval from the Board. He also noted that the local fire chief has requested that processed gravel be compacted onto the proposed roadway areas where necessary in order for fire trucks to enter, as protection for the structures that are currently built. The processed gravel has since been delivered and compacted. He told the Board that they have the option to prohibit anymore permits until the developers have satisfied the requirements for final plan submission.

The Board was concerned with the developers not being able to obtain approval from RIDEM for the walking paths. They discussed other options and felt that should the developers be unable to obtain approval from RIDEM, the Board would discuss what alternatives will be considered at that time. They felt that the developers should not be allowed to obtain any more foundation or building permits, even though any construction

is at their own risk, until final approval from RIDEM for the walking paths have been received and a final plan approved by the Board and recorded. They added that the developers should be able to obtain building permits to construct the units for the buildings that have received foundation permits so that work could continue through the off-season.

*A motion to request that the developers of Harrisville Village provide the Planning Board with detailed architectural elevations for proposed buildings 8 & 9, and that no further permits for Buildings 8 & 9 will be issued until the requested elevations have been reviewed and approved by the Planning Board, was made by Mr. Felice. The motion also included that no additional foundation or building permits will be issued, beyond the ten permits previously granted, until the applicants have provided a complete final plan submission to the Planning Department. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

**VII. OTHER BUSINESS:**

**Report from Administrative Officer:**

Mr. Kravitz noted that during the month of June, Certificates of Completeness were issued for: **B&F Associates, Victory Highway, Pine Crest Lot 3, Nasonville** (Administrative – Erosion Control Plan) and **Pine Ridge Village Planned Development, Steere Farm Road & Mowry Street, Harrisville** (Preliminary Plan). There were no plans rejected as incomplete and no plans endorsed.

**Planning Board Discussions:** There was nothing further to discuss.

*At this time, a motion to adjourn was then made at 7:50 p.m. by Mr. Ferreira. The motion received a second from Mr. Presbrey and carried unanimously by the Board.*