

**MINUTES OF THE PLANNING BOARD MEETING OF JANUARY 9, 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, Joseph Raymond, Building Official, 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 December 5, 2005** were read. *A motion to accept the minutes as presented was made by Mr. Felice, seconded by Mr. Partington, and carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

- Six Notices of Insignificant Alterations to Wetlands from RIDEM

At this point, Mr. Libby recused himself from discussions.

**V. NEW BUSINESS:**

**Major Land Development:**

**Stillwater Mill Complex Redevelopment Plan, Phase II - New Jesse Smith Library, East Avenue and Harrisville Main Street, Harrisville; Map 160, Lot 80: *Revision to Approved Master/Preliminary plan:*** Mr. Kravitz informed the Board that when the approved Master/Preliminary Plan for the new Jesse Smith Library was submitted to RI ADA, with the addition of stairs leading from the adjacent restaurant location to the new library, the ADA stated that the Town must also provide a handicapped ramp adjacent to the stairs. When pointed out that there are two other handicapped ramp areas proposed for access to the library, ADA responded that ramps are required wherever stairs are proposed. He added that this would increase the library costs substantially and requested the Board consider removing the stairway to reduce costs. He further noted a correspondence received from Pascoag Utility District providing a comparison between high pressure sodium lighting and the metal halide lighting requested by the Planning Board, pointing out a substantial savings. He requested the Board consider modifying the plan to remove the stairway and to change the lighting to high pressure sodium as cost-cutting measures. *A motion to amend the Master/Preliminary Plan approval of the Stillwater Mill Complex Redevelopment Plan, Phase II – New Jesse Smith Library was made by Mr. Ferreira to remove the stairway in the vicinity of the adjacent restaurant, as previously requested by the Planning Board, and to change the proposed lighting to high*

*pressure sodium based upon a cost estimate provided by the Pascoag Utility District. The motion received a second from Mr. Partington and carried unanimously by the Board.*

Mr. Libby returned to the meeting.

**Minor Subdivision:**

**Highland Estates, RKM Investments, LLC, Snake Hill Road, Burrillville; Map 198, Lot 1 & Map 197, Lot 15: Preliminary Plan Review for a Rural Residential Compound/Public Hearing:** The Chairman read into the record a letter, received by the Planning Department earlier in the day, requesting a continuance of the preliminary plan review/public hearing to the next Planning Board meeting of February 6, 2006. He asked if anyone from the Public were present in regards to this review. Having no response, *a motion to continue the Preliminary Plan Review for a Rural Residential Compound/Public Hearing for Highland Estates to the February 6, 2006 Planning Board meeting, and re-advertise the Public Hearing Notice, was made by Mr. Partington. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

**Boistown Estates, James & Debra Crombie, Knibb Road, Pascoag; Map 208, Lot 24: Preliminary Plan Review for a Rural Residential Compound/Public Hearing:** Mr. Louis Federici, registered land surveyor, and Mr. James Crombie, applicant, were in attendance to represent the request. Mr. Federici began the discussion by stating that the property is located on Knibb Road and contains approximately 46 acres. He noted that a complete Class I survey of the property had been conducted as well as a complete Topographic survey, complete wetlands verification submission and test holes certification by RIDEM to verify water tables for all four lots. He stated that the plan allows for the creation of four house lots, as a rural residential compound, accessed by a private gravel roadway, adding that Mr. Crombie wishes to change his current access, on a dangerous curve, from Knibb Road to the private roadway. He noted that the type of septic systems proposed are the innovative alternative systems (bottomless sand filters) due to the amount of wetlands and will be placed on each lot in the vicinity of the test holes. He added that all appropriate safeguards would be applied in regards to the wetlands crossing for the roadway, adding that RIDEM approval has not been received to date but that the crossing was being viewed as an upgrade, as there is currently a cart-path type crossing. Mr. Crombie added that the reviewed period could take approximately 3-6 months to complete. Mr. Federici then asked if there were any questions from the Board.

The Board noted that within the proposed **Stewardship plan**, it appeared that a compartment map was missing which could identify the activities to occur in each area of the property – providing a conflict between the Stewardship plan and the proposed RRC. Mr. Crombie stated that he had encountered a problem during the filing of the Stewardship plan, noting that he had requested a 30-acre tree farm which represented his land, minus the proposed RRC, minus his house lot. The State awarded him 39 acres of

forest land. When he approached the tax assessor to reduce the acres to the original 30, the assessor told him to complete the RRC process and at that time the Stewardship plan acreage could be reduced.

Mr. Crombie asked the Board if they would consider several **waivers which included underground utilities, underground water storage tank for fire protection and construction costs for roadway**. In regards to the underground utilities, he stated that he had a meeting with the Pascoag Utility District and because of the high water table, Pascoag has requested aboveground utilities. In regards to the storage tank for fire protection, he stated that he has been in contact with several companies that carry this product and that he would like to request a change from the requirement of two 10,000 gallon tanks to one 15,000 gallon tank to reduce costs. Finally, he voiced concern with the exorbitant amount of the proposed bonding estimated by the DPW Director, providing the Board with an estimate that he had obtained from a local contractor.

The Board had no problem with granting a waiver from the underground utilities due to the concerns of the PUD in regards to the high water table. They told Mr. Crombie that the underground water storage tank was the requirement of the Pascoag Fire Department and that he should meet with Pascoag to discuss any alternatives. In regards to the estimated bond amount for roadway construction, the Board told Mr. Crombie that the DPW Director had prepared such a high amount because he did not have sufficient information to provide a more accurate bond amount. Once additional information was submitted, the price could decrease substantially.

The Board also noted the following missing items:

- roadway plan and profile and cross sections and swales; drainage analysis report;
- location of fire protection cistern;
- define access area to tree farm open space;
- ISDS approval from RIDEM;
- stopping site distance analysis, as requested by the DPW Director.

Having no further questions from the Board, the Chairman closed the regular meeting and opened the Public Hearing at 7:43 p.m. He asked for any questions or comments from the public.

Having no questions or comments from the audience, the Public Hearing was closed at 7:44 p.m. and the Board returned to the regular meeting.

As the application was missing several vital pieces of information, which were expected to take approximately 3-6 months to obtain by the applicant, *a motion to continue the Preliminary Plan/Public Hearing review of the proposed rural residential compound for*

*Boistown Estates, for one year, was made by Mr. Felice. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

*Noting that the Planning Board is required to render a decision of the Preliminary Plan within 95 days of this hearing, Mr. Crombie agreed to waive the 95-day decision requirement.*

## **VII. OTHER BUSINESS:**

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

Mr. Kravitz noted that during the month of December a Certificate of Completeness was issued for **Ronald Soroka, Doe Crossing Drive, Pascoag** (Administrative - two lots). There were no plans rejected as incomplete. The Administrative Officer endorsed the **Ronald Soroka, Doe Crossing Drive, Pascoag** (Administrative – two lots) plan.

### **Planning Board Discussions:**

**Continued Discussion of Possible Rezoning of Lots Surrounding the Town's Waterbodies:** Mr. Kravitz informed the Board that he had contacted the Town Solicitor and put forth the Board's concerns regarding the rezoning of the already non-conforming lots. The legal non-conformance will always be there and has no bearing on the decision of the Planning Board to rezone these particular parcels and forward the recommendation for rezoning to the Council. He stated that he had also asked the Solicitor if the Town could provide notification of the rezoning to an individual should that individual submit a plan for development for their property prior to any rezoning being adopted. Mr. Kane had responded that the Board could hold render a decision in support of a zone change in light of a Preapplication submission until the Town Council holds the Public Hearings and adopts a zone change or not. The consensus of the Board was to continue discussions on this possible rezoning.

*As there was no further business to discuss, a motion to adjourn was then made at 8:00 p.m. by Mr. Ferreira. The motion received a second from Mr. Felice and carried unanimously by the Board.*