

**MINUTES OF THE PLANNING BOARD MEETING OF FEBRUARY 5, 2007  
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

**I. CALL TO ORDER:**

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

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

**Others Present:** Joe Raymond, Building Official, Tom Kravitz, Town Planner, and Christine Langlois, Recording Secretary.

**II. ATTENDANCE REVIEW:**

The Chairman acknowledged that all members were present.

**III. ACCEPTANCE OF MINUTES:**

The minutes of the Planning Board meeting of January 8, 2007 were read. *A motion to accept the minutes as presented was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

- Two RIDEM Notice of Insignificant Alterations to Wetlands
- Town Council Notice of New Planning Board Appointment

**V. NEW BUSINESS:**

**Minor Subdivision:**

**Joseph & Eileen Tundis, Guay Street, Pascoag; Map 141, Lots 5, 6 & 30:**  
**Conceptual Plan Review:** Surveyor Terrence Greenlief and Mr. & Mrs. Tundis were in attendance to represent the request. Mr. Greenlief told the Board that the plan represents three lots that the applicants are looking to subdivide into two. He noted that one of the proposed lots would contain an existing trailer, originally from the 1950's, currently connected to public sewer and water. He added that several variances would be required from the Zoning Board for the creation of the lots as well as approval from RIDEM Wetlands, and that the applicants would be requesting a recommendation to the Zoning Board from the Planning Board.

The Board had issues with the property being located in a flood zone and its close proximity to a small river that had severely overflowed its banks during the October 2005 rain event. They viewed a photograph that showed the flooding actually reaching the area being considered for a proposed dwelling. They cited a direct conflict with the Comprehensive Plan in regards to maintaining the current state of wetlands areas to the greatest extent. Mr. Greenlief stated that the plan still needed to be reviewed by a wetlands biologist in order to properly locate the wetlands edges and see if the project would be feasible. It would then also need to be filed with RIDEM.

The Board suggested that the applicants go forward with hiring the biologist to conduct a feasibility study before filing with RIDEM and before filing the Preliminary plan with the Board and seeking a Zoning Board recommendation.

**Herbert & Pauline Hopkins, Jr., West Ironstone Road, Burrillville; Map 24, Lot 4: Preliminary Plan Review-VariANCES Required/Recommendation to Zoning Board:** Mr. Norbert Therien, of National Surveyors-Developers, Inc., was in attendance to represent the request. He stated that the 7.5-acre property is located on the northerly side of West Ironstone Road and currently is a single lot that contains a number of structures with two separate residences. The plan proposes to subdivide the property into two lots so that each residence will sit on its own lot, with one lot meeting area and frontage requirements of the F-5 zoning district and the second lot retaining the remaining area and requiring zoning relief. He pointed out that both wells and septic systems are displayed on the plan and access from West Ironstone Road is provided by the existing driveways. The proposed property line best suits each of the owners. He noted the applicant would be requesting an advisory opinion to the Zoning Board from the Planning Board in regards to this zoning relief.

The Board questioned why the plan did not show the contours of the property or the location of wetlands. Mr. Therien stated that in his conversations with the Town Planner, he was told that these items were not necessary as no new development would be taking place on the property. The purpose of the plan was to create a single lot line to separate the residences.

*In accordance with RIGL 45-23-60, a motion to approve the Preliminary plan for Hebert & Pauline Hopkins was made by Mr. Ferreira because the subdivision is consistent with the Comprehensive Plan, specifically Chapter V Housing, Implementation Action V.1.a.1; due to the fact that both residences are already existing and occupied, the required dimensional relief can be supported as the intent and purpose of the Zoning Ordinance is not harmed; there will be no negative environmental impacts, as the existing condition of the property will remain unchanged because no development is proposed; the subdivision will not result in the creation of unbuildable lots; and the subdivision has adequate and permanent physical access to West Ironstone Road, which is a public street; and to forward a favorable recommendation to the Zoning Board on the granting of the necessary variances. The motion received a second from Mr. Desjardins and carried unanimously by the Board.*

## VI. OTHER BUSINESS:

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

Mr. Kravitz noted that during the month of January, Certificates of Completeness were issued for: **Joseph & Eileen Tundis, Guay Street, Pascoag** (Conceptual Minor – two lots) and **Herbert & Pauline Hopkins, Jr., West Ironstone Road, Burrillville** (Preliminary Minor – two lots). There were no plans rejected as incomplete. The following plan was endorsed: **Richard Fontaine, Broncos Highway, Burrillville** (Final Minor – two lots).

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**Planning Board Discussions:**

**Historic Pascoag Grammar School, LLC: Review and Discuss Sales Prices and Comprehensive Plan Affordable Housing Strategy:** Mr. Kravitz informed the Board that due to the amount of time that has elapsed since the Town approved their Affordable Housing Strategy within the Comprehensive Plan and the selling of units within the revitalized Historic Pascoag Grammar School, proposed sales prices have slightly changed to compensate for increased project costs. As a means of addressing this change, it was suggested by Statewide Planning that the discussion be placed on a Planning Board agenda for review and comment as a means of recognizing the sales price changes. While also noting that the intent and general purpose of the Town's Comprehensive Plan and its population is not harmed, he noted that the same number of units (19) would count for affordable as had previously been proposed.

The Board had no questions regarding the changes. Mr. Kravitz then told them that he would be forwarding a copy of tonight's agenda to Statewide Planning for their files to serve as the Town's recognition of the sales price changes.

Mr. Partington welcomed the newest Planning Board member, Marc Tremblay, to the Board

As there was no more business to address, *a motion to adjourn was then made at 7:32 p.m. by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*