

**MINUTES OF THE PLANNING BOARD MEETING OF JANUARY 8, 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, Rick Lemek, Leo Felice, Bruce Ferreira, Michael Lupis, Jim Libby, Christopher Desjardins and Jeff Presbrey

Others Present: Norman Mainville, Town Council Liaison, Joe Raymond, Building Official, Thomas 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 December 4, 2006 were read. *A motion to accept the minutes as presented was made by Mr. Presbrey, seconded by Mr. Lemek and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Notice of Rescheduled Workshop/Public Hearing on the RI Comprehensive Solid Waste Management Plan

V. OLD BUSINESS:

Major Land Development:

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 (continued from last month's meeting): Attorney Brian LaPlante Dr. Lucien Benoit were in attendance to represent the request. Attorney LaPlante again told the Board that the project has still not yet received its DEM permit and asked that the Board grant an extension of the review to the April 2007 Planning Board meeting. The Board asked if the applicant had heard anything from DEM regarding the application. Attorney LaPlante told them that a meeting has been scheduled to discuss several issues with the application. The Board expressed concerns that because of the continuances granted abutters would not be sufficiently notified of the status of the project. They discussed requiring the applicant to re-notify/re-advertise prior to the April 2007 meeting. *A motion to continue the Preliminary Plan Review and Public Hearing to the April 2, 2007 Planning Board agenda, as requested by the applicant, and to direct the applicant to re-advertise and re-notify abutters was then made by Mr. Ferreira, seconded by Mr. Felice, and carried unanimously by the Board.*

Nason Mill Landings, LDD Enterprises, LLC, Douglas Pike, Nasonville; Map 114, Lot 16: Master Plan/Informational Meeting Review: Dennis Darveau, Rick Dearing, and Jeff Lambert were in attendance to represent the request. Mr. Darveau stated that at

the last meeting, the Board had requested time to prepare the Findings of Fact for this development and that they were here tonight to hear the Board's decision. Mr. Partington noted that at the previous meeting Mr. Kravitz had suggested providing the applicants with copies of preliminary correspondences received from State agencies in regards to the project, so that they are made aware of the requirements from the State and the lengthy processes ahead. Mr. Darveau stated they had received copies, were aware of the process and still wanted to proceed with the project.

As there were no further questions from the Board, *a motion to approve the Master Major Land Development Plan for Nason Mill Landings was made by Mr. Felice because the Land Development project is consistent with the Town's Comprehensive Plan, specifically: Chapter II Natural & Cultural Resources, Goal II.6; Policy II.6.e; Implementation Actions II.6.e.2, II.6.e.3 and II.6.e.4; Chapter V Housing & Affordable Housing Strategy, Goal V.2; Policy V.2.a; and Implementation Actions V.1.a.3 and V.2.a.2; Chapter IX Land Use, Goal IX.2; Policies IX.2.a and IX.2.d; the Land Development is in compliance with the zoning ordinance, upon the granting of relief from Section 30-111 Table of Dimensional Regulations; Section 30-202 Aquifer Zoning; Section 30-156 Off-Street Parking & Loading; Section 30-204 Multi-unit Dwellings; Section 30-159 Mixed Use Buildings; Section 30-154 Impervious Surfaces and Section 30-210 Development Management District Overlay Zone by the Zoning Board of Review; it is expected that there will be no significant, negative environmental impacts because the applicant shall actively pursue and employ the recommendations from the RIDEM correspondence dated 10-19-2006 and the RIDOH recommendations dated 11-21-2006; the results of these recommendations shall be submitted prior to Preliminary review; the Land Development will not result in the creation of an unbuildable lot; the lot has adequate and permanent physical access to Route 7 (Douglas Pike) which is a State roadway. The applicant shall adhere to the RIDOT recommendations dated 10-12-2006; the results of these recommendations shall be submitted prior to Preliminary review. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

VI. NEW BUSINESS:

Major Land Development:

Granite River Village, Callahan School Street, Harrisville; Map 142, Lot 21: Setting of Bond Amount, Inspection and Maintenance Fees: Mr. Michael Coutu, principal, was in attendance to represent the request. Mr. Partington noted that the Board was in receipt of a memo from the Director of Public Works, Richard Bernardo, in which he has prepared a cost estimate for required improvements for the Granite River Village land development in the amount of \$170,000, inspection fees of \$3,400 and also a maintenance fee of \$8,500 which represents 5% of the bond estimate. He noted the applicant has the choice of completing all improvements or posting a bond if he wishes to record the land development plan. As there were no questions from the Board, *a motion to set the bond amount for the Granite River Village Land Development project at \$170,000; the inspections fees at \$3,400 and the maintenance bond at \$8,500 was made by Mr. Felice, seconded by Mr. Lupis and carried unanimously by the Board.*

Minor Land Development:

Boistown Estates, James & Debra Crombie, Knibb Road, Pascoag; Map 208, Lot 24: Request for an Extension of the Preliminary Plan Review for a Rural Residential Compound: Mr. James Crombie, principal, was in attendance to request an extension of the Minor Preliminary Plan review that the Planning Board had given at their January 9, 2006 meeting. Mr. Crombie told the Board that the engineering for the drainage, wetlands crossing and road design has been completed. This information was submitted to RIDEM on October 2, 2006 and that they are currently working on it. He noted that his surveyor has completed all of his work except for the ISDS designs. He added that an additional percolation test had been required and tested fine. He asked if the Board could grant a nine-month extension of project to allow him to meet all of the requirements for a Preliminary Plan review. *A motion to grant a nine-month extension of the Boistown Estates Preliminary Plan review to the October 1, 2007 Planning Board meeting was made by Mr. Ferreira. The motion received a second from Mr. Lemek and carried unanimously by the Board.*

VII. OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of December, Certificates of Completeness were issued for: **Richard Fontaine, Broncos Highway, Burrillville** (Final Minor Subdivision – 2 lots); **Ronald Caponigro & Rene Gagne, Pulaski Road, Nasonville** (Administrative – 2 lots) and **Donald & Michele Branagan, East Wallum Lake Road, Pascoag** (Administrative – 2 lots). The following plans were rejected as incomplete: **B&F Associates, Victory Highway, Nasonville** (Preliminary Minor Land Development – Site Plan); **Angell Acres, Warren & Cynthia Patterson, Wallum Lake Road, Pascoag** (Administrative – 2 merged lots); **Donald & Michele Branagan, East Wallum Lake Road, Pascoag** (Administrative – 2 lots 1st submission) and **Karen & David Marcotte, Chapel Street, Harrisville** (Administrative – 2 merged lots). The following plans were endorsed: **Narragansett Improvement Co. & Dennis & Nancy Groleau, Gazza Road & Peach Orchard Road, Nasonville** (Final Minor Subdivision – 4 lots); **Ronald Caponigro & Rene Gagne, Pulaski Road, Nasonville** (Administrative – 2 lots) and **Donald & Michele Branagan, East Wallum Lake Road, Pascoag** (Administrative – 2 lots).

Planning Board Discussions:

Mr. Presbrey noted that a meeting was currently underway in the American Legion Hall for the implementation of a Farmer's Market in Burrillville, if any of the Board members were interested in going after this meeting.

A motion to adjourn was then made at 7:25 p.m. by Mr. Ferreira, seconded by Mr. Felice and carried unanimously by the Board.