

**MINUTES OF THE PLANNING BOARD MEETING OF MARCH 1, 2010
AT THE JESSE SMITH LIBRARY COMMUNITY ROOM
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

I. CALL TO ORDER:

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

Members Present: Jeff Partington, Marc Tremblay, Leo Felice, Bruce Ferreira, Mike Lupis, Jim Libby, Christopher Desjardins and Jeff Presbrey.

Others Present: Ray Cloutier, Zoning Board Chairman, Jim Langlois, Burrillville Redevelopment Agency Chairman, Barbara Schouboe, Burrillville Redevelopment Agency, Steve Rawson, Conservation Commission Chairman, Joe Raymond, Building/Zoning Official, Thomas Kravitz, Planning & Economic Development Director, and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

The Chairman acknowledged that all members were present.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of February 1, 2010** were read. *A motion to approve the minutes as presented was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

IV. CORRESPONDENCE: none

V. NEW BUSINESS:

Community Development Block Grant PY'10 Application – First Public Hearing; Certification of Consistency with the Comprehensive Plan: Mr. Kravitz told the Board that the information that had been provided to them last week represented the requests the Planning Department received for consideration in the Town's Community Development Block Grant PY'10 application. In particular, he noted that one of the Town's requests was for assistance with the development of a porous pavement parking lot at Stillwater Mill as part of the Stillwater Mill Redevelopment Plan. He noted the other applications submitted were as follows:

- WellOne Pascoag Medical Facility Renovation/Expansion Project
- Community Housing Land Trust Housing Programs
- Tri-Town Community Action Agency – Head Start Parking Lot Renovations
- Housing Rehabilitation Loan/Grant Program

Mr. Tremblay questioned the amount of funds the Town would be seeking for the Stillwater Mill parking lot and the Housing Rehabilitation Loan/Grant program. Mr. Kravitz said the Town has already budgeted a good portion of the project with capital funds and would be requesting \$50,000 for the amount of work that would need to be outsourced. He stated that \$50,000 would be requested for the Housing Rehab loan/grant program in order to allow for septic system repairs.

As there were no further questions from the Board members, Mr. Partington opened up the Public Hearing at 7:15 p.m.

Having no questions or comments from the public, Mr. Partington closed the Public Hearing at 7:16 p.m.

A motion was made by Mr. Ferreira that the proposed applications submitted for consideration in the Town of Burrillville's Community Development Block Grant PY'10 application are in conformance with the Town's Comprehensive Plan as outlined by citations listed in the Town Planner's Staff Report to the Planning Board dated February 19, 2010. The motion received a second from Mr. Tremblay. Under discussion, Mr. Tremblay questioned whether the Board would be setting priorities. Mr. Ferreira amended his motion to include the priorities are established by the order presented in the Planner's report. The amended motion was seconded by Mr. Tremblay and carried unanimously. The original motion carried unanimously by the Board.

Major Land Development:

JJP Pascoag, LLC & CVS, High Street & Route 100, Burrillville; Map 174, Lots 132 & 133; Map 191, Lots 114: Major Master Plan Review/Informational Meeting & Advisory to Zoning Board on Variances Request: Attorney Scott Partington, Mr. Steven Cabral, and Mr. James Cronin, of Crossman Engineering, Mr. John Racine, of RGB Architects, and Mr. John Pesce, of JJP Pascoag, LLC, were in attendance to represent the request. Attorney Partington told the Board that the site is located within the Village Commercial District as well as the A-80 Aquifer Overlay District, consisting of three lots of approximately 230,000 square feet. The site currently contains the existing CVS building, which is approximately 11,000 square feet with a Chinese restaurant and a vacant unit. He noted the proposal was for the construction of a newer, larger CVS building (13,000 s/f) with a drive-thru and to eliminate a portion of the existing building up to the Chinese restaurant. The lots lines will be merged to create two lots – one with 2 acres for the commercial portion and one with 3 acres for a residential development, which will be submitted at a later date. A small portion of the property (4,500 s/f) within the A-100 aquifer overlay will be subdivided off and deeded to the Town for a passive recreational area. The plan also proposes the extension of the Downtown Pascoag Riverwalk from High Street, along the edge of the property, to Union Pond. He noted that the plan would require several variances in order to meet the Zoning Ordinance and further requested the Board consider offering a favorable advisory to the Zoning Board on the granting of these variances. For the Board's benefit, he proceeded to outline the variances need:

1. Two separate structures on one lot
2. Frontage relief from the 125-ft requirement (100 feet of frontage proposed for the residential development lot)
3. Parking requirement of 116 spaces (83 proposed)
4. Lot width requirement of 300-feet in the aquifer overlay (proposing 100 feet for the residential development lot)
5. Building coverage requirement of 15% within the aquifer overlay district (proposing 17% for both lots)
6. Impervious surface requirement of 25% (72% is proposed)

He then turned the presentation over to Steve Cabral, of Crossman Engineering.

For the benefit of any abutters, Mr. Cabral explained that the entire site covers 5.48 acres consisting of a 1.5-acre lot (with the 11,000 s/f CVS building and Chinese restaurant) a .2-acre parcel, where an existing building has been demolished, and a 3.7-acre parcel, with a proposal for residential development. He stated that the developers wish to construct a new, 13,000 s/f CVS building and demolish all but 1,000 s/f of the existing building, which will continue to house the Chinese restaurant. He noted that the property borders Union Pond as well as the Pascoag River.

Mr. Cabral then proceeded to review the existing site layout as compared to the proposed and pointed out the various zoning district locations as outlined on the site plan. He noted that because of Union Pond and the Pascoag River, RIDEM's approval would be required. In regards to building coverage, he noted that there would be an increase of 3,225 gross floor area between the new CVS building and the existing Chinese restaurant. He added that public sewer and public water are available to the site.

Continuing Mr. Cabral told the Board that soil testing has taken place which resulted in the discovery of silty loam and sand at a depth of five feet; however the biggest restriction was the presence of ledge. The ledge runs along the northwestern portion of the property, where there is an existing retaining wall, as well as several areas near the existing CVS building – running in depths of 1.5 feet to 4-5 feet. This would prohibit the creation of a porous pavement parking lot as was discussed earlier during the Preapplication stage. He noted the terrain is relatively level, with the topography in the front of the existing building at 5% and reasonable in the area proposed for construction. However, at the existing exit point there is a six-foot change in topography and if converted into an entrance, there would be a six-foot high wall of asphalt. He added that they have addressed the problem by the proposal to re-grade the entrance/exit past the existing building and by providing an elevated sidewalk in front of the restaurant with an ADA accessible ramp created along the side of the building. The elevation of the entranceway would be no more than 7 or 8%. A set of stairs will be provided for pedestrians to access the restaurant from the new parking area.

In regards to drainage, Mr. Cabral stated that the proposal is for an underground stormwater detention system beneath the main parking area. Water quality structures will also be part of the system.

In regards to the landscaped strip within the parking area that was proposed at the Preapplication stage, Mr. Cabral said that with the regrading, there would only be a one-foot difference between the restaurant and CVS, so the terraced landscaped strip is unnecessary.

In an attempt to keep in conformance with the Town's Comprehensive Plan, in regards to recreational facilities, Mr. Cabral stated that the proposal includes an extension of the existing Downtown Pascoag Riverwalk along the northeastern edge of the property to Union Pond. The proposal includes the installation of a split rail fence to separate pedestrian activity between the site and the pathway. The proposal also includes the donation of a small piece of land to the Town for a passive park connected to the Riverwalk.

Finally, Mr. Cabral told the Board that the proposal would increase the width of the landscaped buffer along High Street and would retain the existing pine trees along the front. A small garden area will be created to the rear of the trees. He then asked if there were any questions from the Board.

Mr. Presbrey noted that an easement for the Town would be necessary for the walking trail. He questioned whether an analysis had been done in the area of outletting the drainage structure to the catch basin in the street. Mr. Cabral stated that the final drainage design is not required at the Master Plan stage; however the preliminary design work has begun, and it was discovered that the pipe that ties into High Street actually turns and discharges into the Pascoag River. It is their belief that this flow will not increase.

Mr. Presbrey then stated that he felt the comments from the DPW Director should be addressed and read the following into the record:

- The grades of the front parking area cross slopes are around 5% which is excessive. Cross slopes above 3% can cause car doors to close on legs or other body parts unknowingly. It also causes the doors to open into adjacent cars or people. *Mr. Cabral stated that he was surprised with this comment as the typical standard is 5%. The 3% does not conform to any standard.* Mr. Presbrey suggested Mr. Cabral contact Mr. McCormack to discuss the reason for his comment.
- The rain garden proposed should have a piped overflow. Frozen conditions can eliminate the infiltration expected in design causing it to run overland onto High Street. *Mr. Presbrey said that he also felt that the rain garden proposal should include an overflow pipe. Mr. Cabral said the rain garden design was done to accommodate a 100-year storm.*
- The drainage design relies largely on the underground storm water management system. Design calculations should be supplied to support the assumptions made for the infiltration rates as the system is within the existing building footprint. *Mr. Presbrey agreed that drainage calculations are not required at the Master Plan review stage.*
- Physical alteration permits will be required for the driveway access for the State portion of the road.
- A driveway access permit will also be required for the Town of Burrillville through the DPW.

Mr. Presbrey noted that comments had also been received from a member of the Conservation Commission, who is also a registered engineer. In lieu of reading the comments into the record, he suggested all of the comments be provided to the applicant and his development team.

Mr. Libby stated concerns with the proposed grading in the front of the buildings from an architect's perspective. Mr. Cabral explained that upon discussions with the developer, because the new CVS building would not have a "front" door, it was decided that the front elevations would be higher than the floor level. Mr. Libby then questioned the

contours (437) in the area of the proposed entrance near the intersection, asking if it would be possible to introduce one more contour in order to bring the grade down from the front of the new CVS building. Mr. Cabral said it could be possible. Mr. Libby questioned whether it would be possible for the installation of the proposed underground stormwater management system given the large amount of ledge that has been located. Mr. Cabral stated that he could not provide a definitive answer at this time because the USM system would be located under the existing building and tests cannot be conducted at this time.

Mr. Libby voiced concerns with the proposed parking and having vehicles backing into the direction of the restaurant and with the concrete wall proposed for in front of the restaurant. He noted that because there are no sidewalks or curbing, vehicles will be backing into the restaurant. Mr. Cabral stated that the final design would contain a two-foot offset with curbing to prevent this from happening. Mr. Libby then added that the landscape plan lacks details, pointing out there is sparseness in some of the areas. He asked that they also consider providing crosswalks as part of the Riverwalk extension. Mr. Cabral noted that RIDOT would have jurisdiction on crosswalk locations.

Mr. Lupis suggested that it may be more cost-effective to demolish the entire existing structure and rebuild a new building for the Chinese restaurant. Mr. Cabral said that there would be more definitive answer at the next submission.

Mr. Partington questioned both of the proposed loading zones and whether they would interfere with traffic. Mr. Cabral stated that the restaurant would have small delivery trucks making deliveries. He added that the plan attempts to show that the site can support a tractor trailer truck delivery and not impact other vehicles in the parking area.

Mr. Ferreira voiced concerns with entering and exiting from the High Street side. Mr. Cabral pointed out that the grading has been changed in order to accommodate entering and exiting traffic at that location. Mr. Tremblay also voiced the same concerns as Mr. Ferreira, especially with Dunkin' Donuts traffic exiting their location. Mr. Ferreira suggested adding a retaining wall in the area immediately after the restaurant in order to educate individuals of a new traffic pattern. Mr. Cabral told the Board that CVS is concerned with customer access convenience and did not agree with eliminating access from the High Street side. He noted that CVS is convinced that two-way access at both entrances makes the site viable. He added the benefit of an intersection with Church Street and the proposed new entranceway. Mr. Ferreira also voiced concern with the providing a setback from the roadway, with any proposed plantings, so as not to affect site distance.

The presentation was then turned over to James Cronin, a traffic engineer for Crossman Engineering.

Mr. Cronin told the Board that when he became involved with the project, CVS had stated they were interested in two-full access driveways. He noted that when the site was first developed, the reason for the one-way in and one-way out concept was due to the reduced site distance on High Street because of a house on the adjacent property, adding that he does not like one-way loops. By the elimination of the adjacent house and

regrading of the site, the developers have been able to move the entranceway to create an intersection with Church Street and further improve the site distance. He told the Board that traffic counts had been conducted north of the intersection with CVS and a capacity analysis at the intersection for existing and proposed conditions, which resulted in a service Level B for both existing and proposed. In regards to the proposed second entrance he stated that it will work to keep traffic out of the intersection. It also serves to keep left turning traffic out of the intersection. Mr. Ferreira stated he was more concerned with the time of the traffic along High Street. Mr. Tremblay also added that the intersection of South Main Street, High Street and Sayles Avenue, at certain times of the day, can be difficult. By providing two means of access to the site, traffic, at times, will be stopped backing up towards the intersection while cars are attempting to turn in at the second access.

Mr. Partington asked Mr. Cronin to address the request for a reduction in parking. Mr. Cronin said that he has not reviewed the parking; however in past studies, with a drive-thru pharmacy proposal, 40 spaces seem to be adequate; the proposal of 83 is more than adequate.

The presentation was then turned over to John Racine, Project Architect from RGB.

Mr. Racine made note that there were several issues brought up at the Preapplication stage and proceeded to address them. The first issue was the external shape, form and texture of the building's exterior. He noted that the design was revisited with CVS and both CVS and the developer agreed to the plan before the Board this evening. He pointed out that the current design has more of a residential feel, utilizing more residential materials. The size is the same as the previous submission, 13,225 s/f. It will have a steel frame construction, with a single-story, and slab on grade. The cladding will consist of a base which is a rough brick, veneer system, having a standard cedar-type siding - fiber cement board, which can easily be painted. The freeze board is a PVC panel, which is very durable and has a colonial appeal. The roof will be asphalt shingled, with a mansard structure. Gables have been added to the face of the building, and the roof will be flat beyond the mansard structure in order to hide the mechanicals. The building will have accent columns applied as a decorative element made of a PVC product and very durable. The floor plan consists of a main, corner entrance with parking along the front and eastern side of the building and the drive-thru located on the western side wrapping around to the rear. He then asked if there were any questions from the Board.

Mr. Libby, acknowledging the improvement in the plan design, handed out to the Board members and Mr. Racine a photograph of a CVS facility that replicated the design being presented by Mr. Racine. He stated that he hoped the image could clarify the rural community feel that the Board is looking for – good detail and color palette. In regards to siding material, he suggested the use of a cedar shingle material vs. the usual clapboard material to allow for a subtle improvement. He also suggested adding more windows to break up the extensive wall area at the front elevation to the lower right. He noted that they should try to coordinate the building design efforts with a civil engineer because of the grades of the front elevation. In regards to lighting, he suggested consideration be given to how the façade will be lighted. The other Board members agreed that the new

plan was a great improvement over the one that had been reviewed at the Preapplication stage.

Before the Board made their decision, Mr. Kravitz pointed out that the approval should include three conditions:

1. Examine traffic circulation inclusive of the Route 100 and Route 107 extension;
2. Look at the grading and access to the restaurant;
3. Consider the photograph provided by Mr. Libby as a guide for the building design.

As there were no further questions from the Board, *a motion was made by Mr. Libby that the Planning Board offers a favorable recommendation to the Zoning Board for relief from the Zoning Ordinance sections as outlined in the attached copy of the Zoning application submitted by the applicant. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

A motion was made by Mr. Tremblay to approve the Major Master Plan for JJP Inc., High Street & Route 100, Map 174, Lots 132 & 133; Map 191, Lot 14; in accordance with RIGL 45-23-60, that the proposed development is consistent with the Comprehensive Community Plan sections: Chapter VII, Economic Development Goals VII.1 and 2; Policy VII.2.a, and Implementation Action VII.2.a.2; and Chapter IX Land Use, Goals IX.1 and 2, Policies IX.1.a, IX.2.a, IX.2.d and IX.2.e; and Implementation Actions IX.1.6, and IX.2.d.4; The proposed development is in compliance with the general purpose and intent of the Burrillville Zoning Ordinance; Based on the site plan design, existing improvements and proximity of proposed improvements to adjacent wetlands, at this stage in the review process, it appears that there will be no significant negative environmental impacts from the proposed development as shown on the Master Plan; The land development, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable; The proposed land development has adequate and permanent physical access to High Street, which is a public street; Furthermore, the Board approves the Master Plan as it is in accordance with the RIGL Section 45-23-60 General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules as outlined in the Planner's Staff Report to the Planning Board; the application is subject to three conditions: 1.) the applicant review the traffic patterns from a wider scope to include the intersection of Routes 100 & 107 and that impact to the proposed traffic routing within the development; 2.) the design of the building be more detailed to include some of the photograph details; 3.) the grading at the restaurant be reviewed for its impact on the whole site and access and egress from the property. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

Minor Land Development:

Northwest Community Health Care Building Addition, Bridge Way, Pascoag; Map 175, Lot 38: Preliminary Minor Plan Review & Advisory to Zoning Board on Variances Requested: Attorney Robert Murray, of Taft & McSally, Peter Bancroft, of Well One, Joe Casali, PE, of Joe Casali Engineering Co., and Mr. David Pregelman, of Vision 3 Architects, were in attendance to represent the request. Attorney Murray told

the Board that the applicants were seeking Preliminary Plan approval as well as a favorable advisory to the Zoning Board on the requested variances, which were outlined at the Preapplication plan stage. He introduced Peter Bancroft, President/CEO of WellOne, to give a brief introduction.

Mr. Bancroft told the Board that approximately 15 years ago an L-shaped building addition had been added to expand the medical facility to meet the needs of approximately 2,500 patients at that time. During 2009, the facility serviced approximately 9,000 patients. He noted the interior space is significantly crowded – having more patient demand than can be met, even with extended hours to 8:00 p.m. weekdays and Saturdays. Because of this situation, it has become necessary for the facility to expand. The proposed project would alleviate the overcrowding, construct four additional exam rooms, allow for the hiring of an additional medical provider and be able to treat an additional 1,500 patients. This would also allow for the development of a patient intake and discharge area to better accommodate the flow of patients and provide more privacy.

Attorney Murray next asked Joe Casali, of Joe Casali Engineering, to offer a brief engineering overlay of the project as well as outline the variances that are being requested.

Mr. Casali explained that the property lies within the Village Commercial zoning district as well as the A-100 aquifer overlay zone. The predominant wetland feature of the site is the Pascoag River, which carries with it both a 50-foot perimeter wetland and a 200-foot riverbank wetland, placing the entire site within the jurisdiction of RIDEM Freshwater Wetlands. The site also falls within the floodplain, with an elevation of 416 that drops to 408 after the dam, but not an issue as the finished floor level is approximately 3 feet above that (419). The proposal is for a 2,829 s/f building addition, which would have a 2,564 s/f footprint and include a small second floor to accommodate an elevator. He noted since the last meeting, an application for a Freshwater Wetlands Permit, Preliminary Determination, has been submitted to RIDEM Freshwater Wetlands, expecting an Insignificant Alteration as the entire riverbank wetlands has already been disturbed. Although the proposal includes the construction of an underground injection control system (UIC), it does not affect stormwater runoff as the building addition will occur in an impervious surface area – the UIC is strictly for water quality, capturing all of the roof runoff. Utilities mimic the existing conditions sewer, water and electricity.

In regards to the required variances, Mr. Casali outlined each for the benefit of the Board members and requested they consider a favorable recommendation to the Zoning Board:

1. Parking; *the site currently has only ten spaces in the rear of the facility. Code requires 36 spaces but the site does not allow for the creation of any additional spaces. Public parking is available in the public areas.*
2. Wastewater usage; *the aquifer overlay zone allows for only 200 gallons of water usage per day; water use calculations for the last couple years shows a usage of about 900 gallons per day. Using the RIDEM regulations regarding usage, based upon the dentist chairs and the doctors and number of patients, the facility would require 3,550 gallons per day.*

3. Lot area; (*due to the aquifer overlay district*)
4. Frontage;
5. Front yard Setback;
6. Rear yard setback;
7. Side yard setback;
8. Building coverage;
9. Impervious surface;

He then asked if there were any questions from the Board members.

Mr. Lupis questioned whether this addition would max out the site for any future addition. Mr. Bancroft said they had reviewed several alternatives before the plan. To move to another location would be very cost prohibitive; the second option was to construct a second floor addition to the existing medical building but they experienced structural problems and would be required to shut the facility down for several months. The architects were then asked to engineer the addition with the ability to accommodate a second floor in order to connect with the adjacent dental building.

Mr. Presbrey questioned the locations of the inspection ports as shown on the UIC details page. Mr. Casali said that he would provide that information. Mr. Presbrey noted a fair amount of water flowing into one trench system and suggested adding a manifold. Mr. Casali stated that in lieu of a manifold, there may be specified an isolator roll. Referring to the overflow connection discussed at the Preapplication review, Mr. Presbrey suggested that the existing drainage system be cleaned out after construction and possibly investigate the use of hoods into the catch basins to prevent the silt. He further requested a stormwater maintenance plan for the entire drainage system for the site to ensure that the existing catch basins are properly maintained along with reviewing the volume of sedimentation located within the injection system. Mr. Casali said that he could provide that information.

Mr. Casali then told the Board of the processes currently underway: wetlands application submitted to RIDEM; recent water approval from Pascoag Water; application to the Zoning Board for all of the variances; application to the sewer commission; application to the Town Council for the handicapped parking spaces on the Bridgeway.

Attorney Murray then asked Mr. David Prengaman, of Vision 3 Architects, to present the architectural drawings.

Mr. Prengaman told the Board that the addition has been designed to mimic the current facility. An elevator is proposed for the addition which would provide handicapped accessibility to the entire facility and access to the second floor. He noted that the medical building is actually two feet higher than the first floor of the dental building. The new addition has a floor elevation that matches the dental building and provides a small stairway to the medical building.

As there were no further questions, a motion was made by Mr. Libby to forward a favorable advisory to the Zoning Board for the nine requested variances as summarized in a copy of the applicants Zoning Board application, including the parking

requirements, the wastewater usage, the lot area, the frontage, the front yard setback, the side yard setback, the rear yard setback, the building coverage and the impervious surface. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

A motion to approve the Preliminary Minor Land Development Plan for the WellOne (Northwest Community Health Care) Building Addition was made by Mr. Tremblay in accordance with RIGL 45-23-60, the proposed development is consistent with the Comprehensive Community Plan sections: Chapter IX Land Use, Goals IX.1 and 2, Policy IX.2.a; and Implementation Actions IX.1.a.6, and IX.2.d.3; The proposed development is in compliance with the general purpose and intent of the Burrillville Zoning Ordinance; Based on the site plan design, existing improvements and proximity of proposed improvements to adjacent wetlands, at this stage in the review process, it appears that there will be no significant negative environmental impacts from the proposed development as shown on the Minor Preliminary Plan; The land development, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable; The proposed land development has adequate and permanent physical access to Francis H. Potter Bridgeway, which is a public street; and furthermore, that the proposed development in accordance and addresses Section 45-23-60 General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules as outlined in the Planner's Staff Report to the Planning Board. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

OTHER BUSINESS:

Report from Administrative Officer:

Mr. Kravitz noted that during the month of February, Certificates of Completion were issued for the following: **JJP Pascoag, LLC/CVS, High Street, Pascoag** (Master Major Land Development – three lots); and **Northwest Community Health Care Building Addition, Bridge Way, Pascoag** (Preliminary Minor Land Development). The following plan was rejected as incomplete: **JJP Pascoag, LLC/CVS, High Street, Pascoag** (Major Master Land Development – three lots) 1st submission. The following plan was endorsed: **Irene Nolda, Central Street, Harrisville** (Final Minor – two lots).

Planning Board Discussions:

Reappointments for March 2010: The Chairman acknowledged the fact that three Board members were up for reappointment: Mr. Tremblay, Mr. Lupis and himself. All noted that they had submitted their paperwork for reappointment.

Mr. Presbrey voiced concerns with the fact that there is no siltation fence or hay bales to protect the Clear River from runoff in the area where the Town is currently working on the landfill capping project. Mr. Kravitz said he would check with the DPW Director on this issue.

Mr. Presbrey said he also would like to make a request to the Town Council that the Planning Board be able to participate in any review process for any project that the Town will be undertaking, or their subcontractors, in excess of a certain monetary amount,

stating that the Board is extremely capable to participate in these reviews and offer positive feedback.

A motion to adjourn was then made at 9:16 p.m. by Mr. Ferreira, seconded by Mr. Tremblay and carried unanimously by the Board.