

PLANNING BOARD MINUTES

March 13, 2013

Town Council Chambers

Board members present:

Gladys Lavine, Vice Chair Ron Wolanski, Town Planner

Betty Jane Owen

Charlene Rose-Cirillo

Pete Marnane

John Ciummo

Matthew Sullivan

Member absent:

Audrey Rearick

The meeting was called to order at 6:30 pm.

1. Election of Planning Board officers for 2013.

Ms. Lavine requested that this item be continued to the April 10, 2013 Planning Board meeting so that the full board would be present and able to participate.

Motion by Ms. Cirillo, seconded by Ms. Owen to continue the matter to the April 10, 2013 Planning Board meeting. Vote: 6-0-0.

2. Approval of the minutes of the February 4, 2013 special Planning Board meeting, and the February 13, 2013 regular meeting.

Motion by Ms. Cirillo, seconded by Ms. Owen, to approve the minutes

of the February 4, 2013 special Planning Board meeting, and the February 13, 2013 regular meeting. Vote: 6-0-0.

3. Correspondence - Memorandum from the Town Clerk, dated February 20, 2013, regarding a request of the Town Council for the Planning Board to host meetings and receive comments relative to plans for the reconstruction of Two-mile Corner.

Motion by Ms. Owen, seconded by Ms. Cirillo, to receive the communication. Vote: 6-0-0

Mr. Wolanski stated that the RIDOT has offered the evening of April 2nd, 6pm, to provide a presentation to the public.

By consensus the Board decided to host the public hearing on April 2nd at 6pm. Mr. Wolanski was asked to make the plans available to the board members prior to the meeting if possible.

Old Business

4. Public Hearing – Peter Gallipeau, Proposed 12 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4, Request for Preliminary Plan Approval.

Mr. Wolanski stated that the applicant has requested a continuance and has submitted a letter agreeing to the extension of the review period. The applicant has now received RIDEM wetlands approval. The continuance is requested in order to allow for review of the draft legal documents by the town solicitor. Also, the applicant's engineer and the abutters' attorney were not able to attend the meeting.

Motion by Ms. Owen, seconded by Ms. Cirillo, to continue the matter to the April 10, 2013 Planning Board meeting at 6:30pm. Vote: 6-0-0.

5. John Peixinho & Jonna Chewning, Request for Administrative

Subdivision approval, Third Beach Rd. Plat 125, Lots 72 & 73

Mr. Wolanski stated that the applicant has requested a continuance and previously provided a letter agreeing to an extension of the timeframe for the Planning Board to make a decision to April 10, 2013.

Motion by Ms. Owen, seconded by Mr. Marnane, to continue the matter to the April 10, 2013 Planning Board meeting. Vote: 6-0-0.

6. Diane L. L'Heureux, Request for final plan approval for a proposed 2-lot minor subdivision, 127 Mitchells Lane, Plat 123, Lot 1

The applicant was present.

Mr. Wolanski stated that the applicant had satisfied the conditions of the preliminary approval, including securing the necessary variance from the Zoning Board of Review to allow for the creation of a lot with less than the minimum required frontage. Requested revisions to the plan have been addressed.

Ms. Owen and Mr. Sullivan noted that the soils evaluation submitted by the applicant identified the potential for high water table and suggested that wet season water table be determined.

The applicant stated that no further analyses had been completed.

Mr. Wolanski stated that the applicant, or future property owner, would be responsible for securing septic system approval from RIDEM before a dwelling could be built on the lot.

Motion by Mr. Marnane, seconded by Ms. Cirillo, to find that the application is consistent with the required findings listed below, and to grant final subdivision plan approval. Vote: 6-0-0.

Findings:

- 1. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies.**
- 2. The proposed development is in compliance with the standards and provisions of the Town zoning ordinance, subject to the zoning relief granted by the Zoning Board of Review to allow for reduced lot frontage.**
- 3. There will be no significant negative environmental impacts from the proposed development.**
- 4. The subdivision will not create lots where physical constraints would make building on the lots impracticable.**
- 5. All subdivision lots shall have adequate and permanent physical access to a public street.**
- 7. Linda Phelan, Proposed 2-lot minor subdivision, 272 Mitchell's Lane, Plat 123, Lot 13. Request for Final Plan approval.**

The applicant was not present.

Mr. Wolanski stated that the applicant has not been able to confirm that the proposed new building lot will meet the minimum requirement for developable land area. She will consider seeking a variance from the Zoning Board of Review to allow for the creation of the lot. He recommended that the matter be continued to the next Planning Board meeting.

Motion by Ms. Owen, seconded by Ms. Cirillo, to continue the matter to the April 10, 2013 Planning Board meeting. Vote: 6-0-0.

8. Discussion of proposed amendments to Article 3 of the Zoning Ordinance, and Article 10 of the Rules and Regulations Regarding the

Subdivision and Development of Land relative to the Development Plan Review process.

Mr. Wolanski reviewed the purpose of the proposed amendments. They are needed to address the concerns of the Town Solicitor over the consistency of town regulations with state law.

There was discussion of the desire to have a special meeting to discuss to propose amendments in more detail.

By consensus the Board decided to hold a special meeting at 5:30pm on April 10th, prior to the regular Planning Board meeting. The Town Solicitor will be invited to attend.

9. Update on activities of the Aquidneck Island Planning Commission.

Ms. Lavine updated the Board on the activities of the AIPC.

New Business

10. Request of the Town Council for review and recommendation on Impact Fees Study by TischlerBise, dated January 24, 2013, and proposed impact fees schedule.

Mr. Wolanski stated that the Town Council has requested that the Planning Board provide a recommendation on the impact fees report and the proposed fee schedule. Following the presentation to the Town Council the consultant was to make some revisions to the final report. There was discussion of continuing the matter to the April 10th Planning Board meeting to allow for review of the final report.

Motion by Ms. Owen, seconded by Mr. Marnane, to continue the matter to the April 10, 2013 Planning Board meeting. Vote: 6-0-0.

11. Request for recommendation for Planning Board representatives

to serve on the Aquidneck Island Planning Commission.

Ms. Lavine suggested that the matter be continued in order for all members to be present for the discussion.

Motion by Ms. Owen, seconded by Ms. Cirillo, to continue the matter to the April 10, 2013 Planning Board meeting. Vote: 6-0-0.

12. Request for recommendation for Planning Board representative to serve on the Open Space & Fields Committee.

Ms. Lavine suggested that the matter be continued in order for all members to be present for the discussion.

Motion by Ms. Owen, seconded by Ms. Cirillo, to continue the matter to the April 10, 2013 Planning Board meeting. Vote: 6-0-0.

Motion by Ms. Cirillo, seconded by Ms. Rearick to adjourn. Vote: 5-0-0

The meeting adjourned at 7:30 pm

Respectfully submitted:

Ronald M. Wolanski

Town Planner