



State of Rhode Island and Providence Plantations  
Water Resources Board  
100 North Main Street, 5<sup>th</sup> Floor  
Providence, RI 02903  
(401) 222-2217 ♦ FAX: (401) 222-4707

**PROPERTY COMMITTEE**  
**MINUTES OF MEETING**  
June 12, 2007

**Members Present:**  
Michael Walker  
Jay Aron

**Members Absent:**  
William Penn  
Frank Perry

**Staff Present:**  
Romeo Mendes  
Juan Mariscal

**Guests**  
Peter Gengler

**I. CALL TO ORDER**

With a quorum present, Mr. Walker called the meeting to order at 11:20 AM

**II. APPROVAL OF MINUTES**

On a motion by Mr. Aron, seconded by Mr. Walker, the minutes of the April 10, 2007 meeting were approved unanimously.

**III. ITEMS FOR ACTION:**

**Maple Root Corporation. Request for Approval – Construction of Deck, 38 Linda Drive #070**

Mr. Mendes introduced the item noting that staff did not see a problem with the project as it was allowed under the current lease agreement and park regulations. These same regulations require that all new construction and or replacement of existing units be approved by the board and undergo review by the State Building Code Commission. Mr. Mendes confirmed that the Building Code Commission was in the process of reviewing the project and would provide comments and/or an approval shortly. Staff's recommendation was to approve the project subject to the receipt of a decision from the Building Code Commission that the proposed work conformed to all existing codes. The committee members reviewed the submitted plan and confirmed that the activity was allowed under the current agreement. On a motion by Mr. Aron with a second from Mr. Walker, the Committee voted to accept the staff recommendation.

**Maple Root Corporation. Request for Approval – Replacement of mobile home, 1 Park Lane #202**

Mr. Mendes introduced the item and noted again that the proposed project was allowed as long as board approval was obtained. As with the prior request, a review of the plans and specifications by the State Building Code Commission is also required to insure that the proposed work conforms to existing codes. Mr. Aron inquired as to the proposed demolition of the existing trailer specifically, was the contractor licensed for potential hazardous materials work and what documentation would be required to document proper disposal of debris? Mr. Mendes responded that Maple Root has indicated that the work would be done by a licensed contractor so it would behoove the person to dispose of the debris properly and immediately stop work and bring in an

appropriately licensed individual if hazardous materials were suspected and/or found to be present. Mr. Walker then inquired as to the condition of the ISDS. Can the existing system be utilized for the new structure? Is there any certification that documents that the existing disposal system is sound? Mr. Mendes indicated that as a condition of approval the board could require that documentation of proper disposal of debris and certification of a properly sized and functioning ISDS be provided. Mr. Aron and Mr. Walker both agreed that taking this approach would be prudent. On a motion by Mr. Aron with a second from Mr. Walker, the Committee voted to accept the staff recommendation and include the previously discussed requirements as conditions of approval.

### **New England Mountain Bike Association – Request for Approval to conduct beginner’s mountain bike skills clinic**

Mr. Mendes introduced the item relaying that this was a one time request to conduct a beginner’s mountain bike skills clinic in the BRMA. The training which is meant to instruct a group of 20 - 30 beginners on riding techniques that minimize environmental impacts would be conducted primarily on dirt roads and existing fire trails. The group decided to approach the WRB because the topography of Big River lends itself to this type of beginner’s training unlike Arcadia and Lincoln Woods. Staff had no choice but to recommend that the request be denied as board policy dictates that activities that are forbidden include ...off-road biking. Peter Gengler, representing the NEMBA explained that the organization continues to work with the board as a low impact user trying to minimize improper uses of the management area such as dumping. They are requesting permission because the training would be advertised and they wanted to make sure the board was aware and approved of the activity. Mr. Aron indicated that he was aware of the policy prohibiting this use but having riders be knowledgeable regarding environmental impacts they may cause was invaluable. He explained that as long as the group stayed on Burnt Sawmill, New London Turnpike and the wider fire trails, he could not see why the training could not be conducted. Mr. Gengler interjected that he could not see why high impact events such as the upcoming motorized Rhody Rovers Rides were permitted but a low impact activity like bike riding was not allowed. Mr. Mariscal responded that the committee was here to evaluate this request and the decision that was made regarding the Rhody Rovers request is a separate matter. The Rhody Rovers event will be evaluated immediately after the approved activity is completed so that present staff can have first hand knowledge of the exact impacts. The board is getting closer to the day the area will be used for some sort of water supply and what we’re trying to do is make sure that the board adheres to the regulations and policies that are currently in place. Mr. Mariscal relayed that he liked the concept that was being brought forward and agreed with Mr. Aron’s assessment that education can go a long way toward addressing environmental issues but that allowing the activity basically serves to legitimize it and could stimulate further growth and use of the area. He worried about how the trend for this use would be reversed on the day the board determined that this use now had to be restricted. Mr. Mariscal acknowledged that there are some possible conflicts with some uses that have been allowed but those are being addressed. Mr. Gengler indicated that this argument was something concrete that he could present to his organization, however he would add that not allowing this activity would remove a presence that dissuades illegal activity and many sets eyes that are on the lookout for high impact uses of the property. Mr. Walker indicated that he understood both positions but that the lack of any drinking water source in the area at present hindered the implementation of the board’s policies. He indicated that he was torn as to what the best approach would be but prior approvals had stipulations such as use of existing trails, no further openings or disturbance being allowed so why couldn’t this request be handled the same way. Mr. Mariscal then suggested that this one time activity could be attempted and the board could observe and see how the event goes. Everything could be documented and what is learned could be used to limit what goes on in the

future. Mr. Aron made a motion to allow the training as long the trails to be used were pre-approved, insurance was in place and before and after activity assessments were conducted to allow for an informed decision on future similar requests. The motion received a second from Mr. Walker and passed unanimously.

**IV. ITEMS FOR DISCUSSION**

**V. OTHER BUSINESS:**

**Rhode Island RC Helicopter Association Request to Secure Flying Site**

Mr. Mendes reported that he had attended a meeting between the Helicopter Group and the Aeromodelers on May 10, 2007. The meeting was very productive and lead to a verbal agreement between the parties to share the site presently used by the Aeromodelers. The two parties agreed to put the agreement in writing for review by the board. Mr. Mendes indicated that the document would be shared with the Committee and the Board upon receipt.

**VI. ADJOURNMENT**

The meeting adjourned at 11:50 PM.

Respectfully submitted,

Romeo N. Mendes, P.E.  
Supervising Civil Engineer

*\*Note: The full proceeding of this meeting is available on audiotape by request.*

\\Main\shared\Board\COMMITTEES\property\minutes\J 07 prop.mins.doc