

Present: Chair Joseph Cardello, Bruce Santa Anna, John Flaherty, Ed Magill, Dr. Lucien Benoit. Also present: Town Planner Michael Phillips and Assistant Town Solicitor Bob Rossi.

The Chair called the meeting to order at 7:06 p.m.

Mr. Santa Anna made a motion to move agenda item I (Approval of Minutes – March 15, 2007) to item III. Dr. Benoit seconded the motion, with all in favor.

I. Public Hearing— Major Land Development Project Preliminary Plan Review

Pound Hill Business Park; Owner/Applicant: Peter Sangermano, III/Jason Crozier

Location: Pound Hill Road, Assessor's Plat 8 Lots 29, 299 & 300, Zoning: M (Manufacturing)

Dr. Benoit recused himself from the hearing because he has a past business relationship with Heritage Design, which has done some of the work on this project.

Steve Rosenbaum, attorney for the applicant, addressed the Board. He stated that present for the applicant were engineers Anthony Sylvia and David D'Amico, landscape architect Diane Soule, and traffic engineer Paul Bannon. Mr. Sylvia stated that the most recent plans, stamped 4/26/07, show a break in the guardrail which provides

access for detention basin maintenance. Mr. Rosenbaum stated that a physical alteration permit has been issued by RIDOT for the entranceway. RIDEM has issued a permit as well. A fiscal impact statement has been submitted to the Board, which shows positive fiscal impact, including an increase in tax base and tax revenue.

Mr. Sylvia stated that a signage plan has been submitted and all signage will comply with current zoning regulations. Mr. Flaherty asked if the applicant would consider signage that is not backlit. Mr. Sylvia said they will consider uplighting for the signs.

Mr. Sylvia also referred to the 4 retaining walls detailed in the plans. They have been designed by Geyser Engineering and are built of precast concrete blocks, with drainage systems behind the walls. The retaining walls will tie in with the soil structure to stabilize them and to allow for natural drainage of stormwater. Mr. Sylvia pointed what the walls would look like on the plans. The Chair suggested coordinating with the contractors who will be installing the guardrails to insure that no structural failure will occur in either structure (retaining walls or guardrails).

Mr. Flaherty asked what the projected tax revenue for the town is for the project. Applicant Jasen Crozier stated that based on preliminary forecasting, the estimate is approximately \$100,000-\$150,000 in tax revenue.

Mr. Bannon summarized the traffic study for the Board. The RAB engineers conducted a review of the project area, coordinated with the site engineer, made numerous site visits, and conducted traffic counts at peak hours. They also followed up with the North Smithfield Police Department regarding the pattern of accidents in this area. The study identified the peak hours as between 7:00 and 8:00 am, and taking into consideration site distance, horizontal and vertical curvature of the roadway, where the driveway would be situated, and stop distances, based on actual speed of vehicles in the area. Superimposing the estimate of 149 vehicles entering and 20 vehicles exiting during the peak hours of the morning (and vice versa in the afternoon—4:00-5:00 pm) onto existing traffic, the study found that all interchanges will operate efficiently. The level of service on Pound Hill Road is currently A/B and will remain at this level. The Chair asked if they would consider a second entrance in case an accident should block the one entrance. Mr. Bannon stated that typically one entrance is sufficient for a project of this size.

Ms. Soule summarized the landscaping plan. The planting will not be elaborate and will be suitable to this type of development. Plants will include seasonal plantings, street trees on the frontage of Building 1, foundation plantings at the ends of the buildings that are exposed to the road, and deciduous trees in the center median of the parking area. Some trees will be removed, but other woodlands will remain undisturbed. Evergreens will be planted along the roadway front, including white pines and spruce at higher grades. Mr. Magill

suggested adding more trees in the front to screen the buildings from the road. Ms. Soule stated that she would look into adding more of a visual buffer, stating that the existing buffer will not be disturbed. The Chair suggested more screening along Building 3.

On the issue of the existing O'Donnell house on the property, Mr. Rosenbaum stated that the house is subject to the life estate of Mrs. O'Donnell. As long as she is living there, nothing will be done to the house. At sometime in the future, if the ARC wants the house, they will be able to move it at their cost. If the town wants the house, the applicants will donate the house if the town is willing to move it at their cost. The applicant did offer to donate whatever amount of money would have been used for demolition of the house to help with the cost of moving the house. Mr. Rosenbaum stated that though the ARC is leasing the other property, they cannot be forced to take the house if they don't want it, but they will offer it to them. Mr. Rosenbaum also stated that the applicants are willing to advertise that anyone can have the house and the money that would have gone toward razing it, but cannot commit to where it will be moved.

At 8:12 pm, the Chair opened the meeting to public comment.

Ruth Pacheco asked for more details about the fate of the O'Donnell house. She would like more of a guarantee that the house would be saved.

Paul Zwolenski asked at what stage the project was at this time. He also asked when the fiscal impact analysis and traffic study had been submitted. The Chair stated that the project is in Preliminary Plan stage; the fiscal impact study had been submitted prior to tonight, but that an updated version had been submitted this evening. The full traffic study had been submitted at this meeting, and the guardrail plan had been submitted at Master Plan stage.

Ellen Puccetti, an abutter to the property (Northern Green Holdings LLC), stated that a section of trees had been cut down and stumps had been removed on her property. She asked that the entrance to her land be respected during the construction. This land is a piece of farmland and she wants to be assured that the land is accessible at all times. She also stated that additional development rights had been sold by the applicants for parts of their land. Mr. Phillips stated that he had been out to look at the trees that had been removed and said that about a half dozen trees had been removed along the wall (he pointed out the area on the plans). He will follow up on the situation. The Chair stated that the applicant is not to use Mrs. Puccetti's entrance as a construction access. Mr. Sangermano stated that the access is not needed for construction and they will not use it. The Chair asked that this be added to the plans.

The Chair closed the public hearing at 8:20 pm. The Chair asked the applicant to address the comments raised with regard to the guardrail and retaining wall, access to the site, the O'Donnell house, blasting,

additional screening, and sign illumination. The applicants are scheduled to return before the Board on June 7, 2007.

II. Community Development Block Grant Application Certification

The CDBG program awards grants to smaller units of general local government that carry out community development activities. Mr. Phillips summarized the projects for which the town is applying for funding. These projects are: The Meadows elderly housing, the housing rehabilitation program, the affordable housing land trust, and the Villa (nursing support services). He explained to the Board that the town has a cap of \$400,000 in this program, but they are allowed to exceed the cap for housing development projects. The Board gave some suggestions of revisions to the application and the Chair will sign the completed certification letter.

III. Approval of Minutes – March 15, 2007

The meeting of March 15, 2007 was an executive session of the Board and not open to the public. Therefore, the Chair made a motion to submit all comments on the minutes directly to Mr. Phillips. Mr. Santa Anna seconded the motion, with all members voting in favor.

Mr. Flaherty made a motion to add Issues & Concerns to the agenda. Mr. Santa Anna seconded the motion, with all in favor.

IV. Planning Board Issues & Concerns

Mr. Flaherty reviewed his work on the Branch River Revitalization Task Force. He explained the group's mission and stated that his roles on the task force are both Chair and Liaison to the Planning Board. The advisory group is currently receiving proposals. They have received 6 proposals, narrowed those down to 3 and will be interviewing those groups this week. The study will cost approximately \$30,000, 1/3 of which will come from the state. The town also has some money to contribute, and private businesses will be contributing the remaining \$10,000. Mr. Flaherty stated that he hopes the work will be underway as soon as possible. The task force will receive a plan from the chosen firm, which will serve as a roadmap for the town to encourage private investment in the Branch River area. The ultimate goal of the task force is to generate tax revenue and enhance the community.

Mr. Santa Anna made a motion to adjourn at 8:50 pm. Dr. Benoit seconded the motion, with all in favor.

Respectfully Submitted,

Angela Pugliese, Planning Board Secretary