

Present: Ed Magill, Dr. Lucien Benoit, John Czyzewicz, John O'Donnell (Acting Chair).

Absent: Chair Joseph Cardello, Bruce Santa Anna, John Flaherty.

Also present: Town Planner Michael Phillips and Assistant Town Solicitor Bob Rossi.

Mr. O'Donnell called the meeting to order at 7:00 p.m.

I. Approval of Minutes – June 7

Dr. Benoit made a motion to approve the minutes of June 7, 2007, with minor corrections. Mr. Czyzewicz seconded the motion, with all in favor.

II. Pound Hill Business Park—Major Land Development Project- Preliminary Plan Review

Owner/Applicant: Peter Sangermano, III/Jasen Crozier

Location: 603 Pound Hill Road

Assessor's Plat 8 Lots 29, 299 & 300

Zoning: M (Manufacturing)

Dr. Benoit stated that he no longer has to recuse from hearings on this application. His reason for previously recusing was a prior business relationship with Heritage Design, which had done some work on this project. Heritage Design is no longer working with the applicant on this project and the project has been reengineered, so

there is no longer a business relationship between Dr. Benoit and any members of the applicants' project team.

Attorney Steve Rosenbaum was present for the applicant. He informed the Board that since the previous hearing, the applicant has complied with their requests and added some notes to the plan. One note stated that the applicant will not use perchlorate in blasting. The applicant will submit an annual report regarding stormwater system maintenance and inspection.

Engineer Anthony Sylvia provided the Board with details on the construction of wall #2. He also informed the Board that Geisser Engineering has completed the design for support of excavation. Mr. Phillips stated that he has received a report by L. Robert Smith commenting on the Joe Casali Engineering design. All the issues brought up by Mr. Smith have been corrected, except for one very minor one. This report included minor comments on scale, a suggestion to correct grading of the parking lot, and suggestions on the dimensioning of walls. The Chairman also expressed concern about precisely locating the buildings on the plans with dimensions. Mr. Sylvia responded that he wanted to give the contractor flexibility to work with the site and felt it was better to leave the dimensions off the plans.

Mr. Rossi stated that he and Attorney Rosenbaum had crafted agreement regarding the moving of the O'Donnell house on Lot 29.

Mr. Phillips stated that all checklist items have been completed.

Mr. Magill made a motion to approve the petition for Preliminary Plan Stage of a Major Land Development Project know as “Pound Hill Business Park,” proposed by Pound Hill Business Park, LLC, Peter Sangermano Jr. & Peter Sangermano III, 715 Putnam Pike, Greenville, Rhode Island 02828, for a property located on 603 Pound Hill Road, North Smithfield, Assessor’s Plat 8, Lots 29, 299, and 300, in a Manufacturing Zone, as depicted on a 16-sheet drawing prepared by Joe Casali Engineering, Inc. titled “Site Plans for Proposed ‘Pound Hill Business Park’ dated March 2007 with revision dates of April 2007 and may 2007, along with a 4-sheet drawing set prepared by Geisser Engineering Corp., titled “Redi-rock Wall Shop Drawings” dated December 5, 2006, with a revision date of January 31, 2007, and a 2-sheet drawing set titled, “Excavation Support Wall #2,” with the following conditions:

1) Subject to agreed conditions regarding the moving of the existing O’Donnell dwelling on Lot 29, as set out in a written document, “Conditions Concerning the O’Donnell House.”

2) Addition of notes on fence discussed at July 5, 2007 meeting to be added at Final Plan Stage.

Mr. Czyzewicz seconded the motion. Vote on the Motion: AYE: Dr. Lucien Benoit, Edward Magill, John O’Donnell, John Czyzewicz. Motion passed, 4-0.

Mr. O'Donnell made a motion that Final Plan can be approved administratively. Mr. Czyzewicz seconded the motion. Vote on the Motion: AYE: Dr. Lucien Benoit, John O'Donnell, John Czyzewicz; NO: Edward Magill. Motion passed, 3-1.

**III. Industrial Drive Commerce Park—Major Subdivision Master Plan
Owner/Applicant: Russell & Robert Branchaud**

Location: 136 Industrial Drive

Assessor's Plat 5 Lot 76

Zoning: M (Manufacturing)

Attorney Eric Brainsky was present for the applicant. He stated that the plans that have been submitted to the Board at this time show buildings at the maximum size that will be on each lot. The final plans may have smaller buildings, but the applicant wanted to show what the maximum potential impact would be. The applicant will come back before the Board with more detailed plans and specific configuration of the buildings. The 31-acre property is located to the west of 146. The applicants propose to subdivide the property into 5 lots, with a building on each lot. Lots 3 & 4 will be accessed via Industrial Drive. Lots 1, 2, & 5 will be accessed by a private drive via an easement. The private drive has a 40-ft. right of way, with 24-ft. of pavement. No sidewalks or curbs are proposed. The drainage system will require DEM approval because of wetlands and a DOT permit will be required because Industrial Drive is a state road. The applicant has a letter dated June 27, 2007 that stated that public water

and sewer are available.

At the June 7, 2007 meeting, Chair Joseph Cardello had requested that a soil/erosion control plan be submitted. Paul Gadoury, engineer from Nyberg Associates, discussed this plan with the Board. The soil in the construction area is suitable for subsurface drainage. Lots 3 & 4 will each have a subsurface drainage system with extra capacity catch basins with oil/water separators. Roof runoff will be piped directly to the basins. The entire area containing, Lots 1, 2, & 5 slopes in a northeasterly direction. The drainage system is capable of recharging the equivalent of a 100-year storm back into the soil. Due to site constraints, there is no room for a detention basin, but good draining soils are present. Mr. Gadoury stated it would be better to infiltrate the drainage into the soil than to send all the water off site. An 8-inch water main will come in from Industrial Drive. The sewer will be pumped with individual grinder pump systems that will be pumped up to a gravity manhole.

Sediment control will include hay bales to prevent sediment from getting into systems during construction and filter fabric. Plastic Cultec chambers will be used in the drainage system for removal of sediments from stormwater. Engineered block retaining walls with a chain link fence for protection against falls will be used in areas where adequate slopes can not be achieved.

Lots 3 & 4 will each have a building, as well as parking areas, walls,

subsurface systems with oil/water separator basins, emergency overflow pipes, and plastic drainage chambers embedded in crushed stone. Lot 2 will have a building, parking area, and subsurface system located north of the building. Lot 1 will have a building, parking area to the west, and a subsurface system handling drainage from the 60,000 sq. ft. building. A great deal of fill and a retaining wall will be required. Seven acres of impervious surface will be created. Total impervious surface will be: 22% of the land area, (40% roof area, 50% parking area, 10% roadway). This will be on the portion of the property with very well-drained gravel soil.

Dr. Benoit and Mr. Phillips both suggested alternate layout of the buildings. Mr. Phillips also suggested moving the access road to the east up against the wetlands along subplot 2, then possibly relocating the building on subplot 5. Mr. Brainsky stated that the applicant would look at alternate layouts.

The hearing was opened to the public at 7:55 pm. Mike Rapko from the North Smithfield Conservation Commission addressed the Board with the results of his walk through the site. His main concern was that there is a small stream that runs underneath the train trestle to the Branch River. He would like to clarify if this is an active stream and find out if it should be documented, and therefore need a 100-ft. buffer. Mr. Rapko also thought that building 1 may need to be resituated due to the sensitive area. The Conservation Commission also has concerns with snow removal and whether a large amount of

snow could be removed from the site without entering buffer areas. The commission also encourages the developers to move to 100-ft. setbacks to plan against future damage to wetlands. Mr. Brainsky said he would have the commission's concerns reviewed and present a response. He also asked if the Conservation Commission would present comments in advance of future meetings. The public hearing was closed at 8:04 pm.

Dr. Benoit asked if all wetlands have been flagged on the property. Mr. Brainsky responded that Mr. Faneuf of Ecosystems has flagged the wetlands. He also stated that Mr. Faneuf will do another review of the site and provide comments.

Dr. Benoit made a motion to reopen the public hearing so that members of the public may provide comment at future hearings. Mr. Czyzewicz seconded the motion, with all in favor. The public hearing was reopened at 8:07 pm.

Dr. Benoit made a motion to continue the hearing to July 19, 2007. Mr. Czyzewicz seconded the motion, with all in favor.

**IV. Ocean State Development, LLC; Major Land Development Project– Master Plan & Administrative Sub-Division;
Owner/Applicant: Richard Desrosiers
Location: 594 Great Road
Assessor's Plat 5 Lots 61 & 297**

Zoning: M & BN (Manufacturing & Neighborhood Business)

Attorney Mark Krieger was present for the applicant. He provided an overview of the proposed project to the Board, which he stated was essentially reiterating the presentation made at the June 7, 2007 meeting. Mr. Krieger submitted a detail sheet of the project to the Board. The property consists of two lots, totally 63,249 square feet. The existing brick building is approximately 17,500 sq. ft. The plan is to add 4,850 sq. ft. for a total of 22,350 sq. ft. They are in discussion about an easement to tie into the sewer system and develop a drainage system that will be beneficial to both the applicant and the adjacent property.

Paul Gadoury, professional engineer from Nyberg Associates, reviewed the proposed drainage system. Since the previous meeting, he has continued researching the drainage system, which he had stated is very convoluted. The plan is to eliminate the confusing system of pipes present on the site and instead have the paved areas slope to catch basins with pipes across the parking lot to a manhole, pick up drainage from a culvert, then continue piping to the back of the lot. The applicant is negotiating with the adjacent property owner (Sandman Realty) in creating a sewer easement for sewer and drainage.

Mr. Magill questioned whether unnecessary impervious area is being created by constructing a paved parking area that is not currently

necessary for the proposed building. Dr. Benoit asked if perhaps a semi-pervious option was available, such as grassed areas with supporting geoblocks. He asked that some alternatives be presented at preliminary plan stage. Mr. Gadoury agreed to speak with the owners about this. One parking space per 400 sq. ft. of building is necessary, but because of the nature of the medical business planned, the owners thought that more parking may be needed in the future.

The hearing was opened to the public at 8:25 pm. Don Gagnon of the North Smithfield Conservation Commission stated he is concerned with potential infiltration of road salts to private wells. Three abutters to the property, from 8 Branch Avenue (Doire) and 12 Branch Avenue (Bernier), spoke about their concerns about water runoff from the site to their property. The road has had many water problems in the past, and they do not want this development to make the problems worse. Mr. Gadoury stated that the proposed drainage system would result in a dramatic improvement over the current situation. He stated that the current system is a mess that is not properly designed. There is water runoff from the highway, cracked pavement, deteriorating pipes, and possible open joints, among other problems. Mr. Gadoury stated that the new system will be properly engineered to the benefit of both the property and the abutting neighbors. He stated that every aspect of the new system has a positive benefit to the neighbors. The Doires of 8 Branch Avenue also stated their concern about the parking area that will be above

their back yard. They asked that the area between the parking lot and their yard be properly screened with bushes and greenery. The owners stated that a fence and greenery would be in place to screen the parking lot from the neighboring properties. The public hearing was closed at 8:32 pm.

Mr. Magill asked the applicant to address the issue of screening the parking lot from the neighbor's point of view when they come back for preliminary plan review. Dr. Benoit informed the public that a full landscape plan will be submitted at preliminary plan stage. He also suggested that the applicant consider screening in the form of opaque fencing.

Dr. Benoit made a motion to approve the petition for Master Plan Sage of a Major Land Development Project known as "Ocean State Development" proposed by Richard Desrosiers, 594 Great Road, North Smithfield, Rhode Island 02896 for property located on Great Road, North Smithfield, Assessor's Plat 5, Lots 61 & 297 in a Manufacturing and Neighborhood Business Zone as depicted on sheet drawing set prepared by Marc N. Nyberg Associates, Inc., titled "Master Plan Major Land Development" for "Ocean State Development, LLC," dated April 18, 2007.

Mr. Czyzewicz seconded the motion. Vote on the Motion: AYE: Dr. Lucien Benoit, Edward Magill, John O'Donnell, John Czyzewicz. Motion passed, 4-0.

V. Rankin Estates – Master Plan Informational Meeting

Owner/Applicant: Narragansett Improvement, Inc.

Location: Douglas Pike, Angela Way, Brookside Drive, Leonard Drive & Rankin Path

Assessor Plat 14 Lots 17, 19, 20, 29, 31-34, 36, 88, 93, 107, 123, 128, 135,139,140, 141,145, 147, 159, 202 & 242

Zoning: RA-65 (Rural Agriculture)

Dr. Benoit recused himself because he is an abutter to the property. Without Dr. Benoit, the Board did not have a quorum. The issue was tabled until July 19, which will also give the Town time to provide proper notice to all parties requiring notice.

Mr. Czyzewicz made a motion to adjourn at 8:52. Mr. Magill seconded the motion, with all in favor.

Respectfully Submitted,

Angela Pugliese, Planning Board Secretary