

The Chair called the meeting to order at 7:00 pm.

I. Roll Call

Present: Joseph Cardello, Ed Magill, John Flaherty, Bruce Santa Anna, Dr. Lucien Benoit. Absent: John O'Donnell, John Czyzewicz. Also Present: Town Planner, Michael Phillips and Assistant Solicitor, Bob Rossi.

II. Slatersville Mill--Site Plan Modification

Request to Remove Pedestrian Access @ Bridge

Mr. Phillips informed the Board that the attorney for the applicant contacted him, asking for a continuance to August 2, 2007. The applicant is currently looking for alternative plans for the pedestrian bridge, as requested by the Planning Board.

III. Preliminary Plan, Minor Subdivision

Owner/Applicant: Bertrand & Mary Lou Brais

Location: 259 Mattity Road

Assessor's Plat 10 Lots 21

Zoning: RA- 65 (Residential District)

Terry Greenleaf was present for the applicant. Mr. Greenleaf is a land surveyor. The applicant is requesting to subdivide a 5.5-acre lot into 2 parcels (3.5 acres/2 acres). Mr. Greenleaf stated that the new lots

meet all zoning requirements. He also stated that the water table has been approved. Dr. Benoit asked about the soil evaluation on the property and if the applicant had probed for ledge. Mr. Greenleaf stated that there is some ledge, approximately 4 feet down. Because of this, they may have to install a sand filter system. He stated that the existing system on the property is an approved system, with an alternate site identified. It was installed 31 years ago and the applicant has documentation of the type of system and its installation.

Dr. Benoit also expressed his safety concerns with the location and vegetation around the driveway. He stated that there is a minimal sight distance for oncoming traffic and asked if the applicant would remove some of the vegetation. Mr. Greenleaf stated that the grading to the east would be altered to improve sight distance. He also stated that the applicant is making efforts to maximize the sight distance, including moving the driveway.

The Chair asked the applicant to make notes on the final plan that show the increase of grading along the front of the parcel to increase the sight distance. The Board also asked for documentation on the existing septic system on Parcel A to show that it is a designed system, not a cesspool.

Mr. Santa Anna made a motion to approve the petition for Preliminary Plan stage of a minor subdivision, with the following conditions: 1)

notes and grading to improve the sight distance are shown on the Final Plan, and 2) the applicant provides documentation of an approved designed septic system is installed on Parcel A. Mr. Magill seconded the motion.

Planning Board vote was as follows: AYE: Dr. Benoit, Mr. Magill, Mr. Cardello, Mr. Santa Anna, Mr. Flaherty. Motion passed with a vote of 5-0.

Dr. Benoit made a motion that the Final Plan be approved administratively provided the conditions are met. Mr. Magill seconded the motion. Planning Board vote was as follows: AYE: Dr. Benoit, Mr. Magill, Mr. Cardello, Mr. Flaherty. NO: Mr. Santa Anna. Motion passed with a vote of 4-1.

IV. Davis Garage Inc. (146A)--Preliminary Plan Review, Minor Land Development Project

Owner/Applicant: Harold Davis

Location: 764-766 Great Road

Assessor's Plat 5 Lot 50

Zoning: BN (Neighborhood Business)

Norbert Therien addressed the Board for the applicant. Mr. Therien is a land surveyor. He submitted new plans to the Board that reflect the new owner's name. The applicant is Don Ethier, owner of Auto Realty, Inc. Mr. Therien informed the Board that the owner would like

to demolish the existing garage on the property and replace it with a 50'x50' steel building (garage), which will be placed within an already disturbed area. Room for access will be required in the rear of the building, which will be 5 feet less than zoning requires, but more than is there currently. The new building is necessary so the business can accommodate larger vehicles. No additional pavement will be installed on the property. The proposed building will feature roof leader dry wells immediately to the rear of the building, which will result in reduced runoff.

Mr. Phillips clarified for the Board that the proposed building is considered an accessory structure, and therefore may not need a variance.

Mr. Therien stated that the majority of the site is located within the 200-ft. riverbank wetlands, but they are working on submitting an application to DEM. He stated that the existing building has been in use since 1972. The proposed building will have the same use, impact, and disturbance as the existing building.

Mr. Flaherty informed the applicant that any improvements made to the design (defining entrance, landscaping, building façade) will be eligible for the town's business tax stabilization program. Any increase in value that would be taxed would be phased in over years. This will encourage the businesses to conform to new design regulations to improve the look of Branch Village, but alleviate costs

to business in meeting design regulations. Within these design regulations, metal buildings are discouraged. The Board suggested some type of brick façade to blend with the existing buildings.

Mr. Therien stated that the proposed building cannot be moved forward on the property because of the existence of a monitoring well. The Board asked about possible contaminated soils on the property. Mr. Ethier stated that he had a soil evaluation completed by Lincoln Environmental when he bought the property. No problems were found. Mr. Ethier does have the records available.

Don Gagnon, Conservation Commission chair, addressed the Board to state his concerns with the large washout behind the main building. He had questions about the grading of the property and the buffer for the riverbank wetlands. He also stated he is concerned with possible water runoff contaminated with chemicals down to the river.

The Board requested that the applicant submit a DEM permit, resolution to the wetlands issues, and landscaping proposals. The Chair asked that the proposed building be surveyed and for the applicant to look at some prefab treatments of the building façade. The Chair also asked the applicant to submit a soil report and UIC permit for dry wells. He asked Mr. Phillips to send the applicant a copy of the business tax stabilization plan.

Mr. Phillips stated that he will talk to the Building Official about whether the building is considered a primary or accessory use building.

Mr. Flaherty made a motion to send a favorable recommendation to the Zoning Board for a variance of 5' on the westerly side of the property, if the variance is required. Mr. Santa Anna seconded the motion. Planning Board vote was as follows: AYE: Mr. Flaherty, Mr. Cardello, Mr. Magill, Mr. Santa Anna. NO: Dr. Benoit. Motion passed by a vote of 4-1.

V. Dowling Village Phase I – Site Plan Modification; Workshop Phases II, III & IV

Major Land Development Project;

Applicant: Bucci Development, Inc.

Location: Old Louisquissett Pike and Eddie Dowling Highway

Assessor Plat 13 Lots 17, 18 (portion), 20 (portion), 21 (portion), 44, 53, 76 (portion), 111, 112, 123, & 143; and Plat 21 Lots 25, 26, 29, 30, 31, 32, 50, 58, & 61

Mr. Flaherty recused himself from the hearing. Attorney Michael Kelly was present for the applicant. He stated that a revised plan has been submitted (proposed plan superimposed with the approved plan). The modification requested is a minor change to the approved plan. The new plans show 2 buildings instead of 3. One of the buildings is a 17,752 sq. ft. CVS/Pharmacy. This building was 14,000 sq. ft. on the

original plans. The larger size was requested by CVS so it can be built according to their new prototype buildings. The second building will be a 5,000 sq. ft. restaurant. This building was 4,000 sq. ft. on the approved plans. CVS will be located further away from Old Louisquissett Pike and the restaurant will be located a little closer. The parking area and loading area layout will be similar to the approved plans. The new plans result in 100 sq. ft. less of building. The impervious area and drainage are about the same as on the approved plans. Most of the drainage system has been installed, but some slight modifications may be necessary. Ingress and egress plans remain the same.

Leonard Bradley, engineer from DiPrete Engineering, who has been working with Bucci Development on the plans, reviewed the modifications with the Board. He stated that the modifications are basically a merging of two buildings and fixing the parking around that.

Mr. Phillips stated that he has concerns with access out of the restaurant. Mr. Bradley stated that the loading of trucks would be typically done off-peak, so he doesn't think there will be problems.

The Chair stated that he is concerned with snow removal on the site and asked that no snow be dumped in wetlands or on plants. He asked that a snow storage area be designated in the parking lot.

Mike Rapko addressed the Board on behalf of the Conservation Commission. He asked that snow storage areas be defined by curb or fence to insure that snow won't drain into the wetland buffer. He asked what would be used instead of salt on snow and ice in the parking area. Mr. Bradley stated that it will definitely not be salt, and although he does not know the specific material, it will be whatever the highway departments use in watershed areas. Mr. Rapko also asked if the corner of the newly proposed building infringes on the wetlands and if there is any increase in the disturbance of the wetlands. Mr. Bradley stated that it does not and there is no increase in the disturbance.

Dr. Benoit made a motion to approve the modifications to the site plan as presented. Mr. Cardello seconded the motion. Planning Board vote was as follows: AYE: Mr. Cardello, Mr. Magill, Mr. Santa Anna, Dr. Benoit. Motion passed by a vote of 4-0.

Workshop—Dowling Village Phases II, III, & IV

Mr. Kelly and Mr. Bradley provided a history of the project and an overview of Phases II & III of the Dowling Village development. Mr. Kelly stated that application materials have been submitted to both the DOT and DEM. The original master plan has been revised to create a larger buffer around Booth Pond. The closest building is 102 ft., with an average buffer around the pond of 200 ft.

Mr. Bradley explained the drainage systems of Phases II & III in detail.

The stormwater management system consists of a combination of underground drainage, open-air drainage, and infiltration drainage. Mr. Bradley walked the Board through the entire system, from north to south to describe the drainage system design.

New England Environmental has been hired by the developer to assess the impact the development may have on endangered dragonfly species. They have also outlined how to avoid negative impacts to the dragonflies. The developers have followed the advice to enhance the buffer. A summary of the studies has been submitted to the Planning Department, which show the work taken to protect Booth Pond.

The roadways have also been redesigned to further protect the buffer around Booth Pond. Some of the parking and building sizes have been reduced. Mr. Bradley stated that there will be no disturbance to any biological wetlands. The developer will be restoring riverbank wetlands and perimeter wetlands. Some existing homes will be knocked down and those areas will be revegetated.

Dr. Benoit asked about the status of Phase IV of the development. Brian Bucci stated that he has conducted discussions with representatives of the Valley Alliance, the town, and the Land Trust. The Land Trust has obtained a grant to help purchase this land as open space. The developer has verbally agreed to sell the development rights and the land. The purchase and sales agreement

has been submitted to the town. Mr. Bucci is waiting for the town and the Land Trust to work out the details of this sale. Because no sale has been finalized, the plans showing a planned residential development have not been changed. However, Mr. Bucci anticipates that only Phases II & III will go through Final Plan stage. Phase IV will not be developed if the sale agreement goes through.

The Chair asked about the property swap agreement between Dowling Village and Rockcliff. The developer stated that it is possible, but has not happened yet. It is still part of the project's plans and will most likely go through as an administrative subdivision. This will also be done to minimize impact to the wetlands.

The Chair informed the applicant that he has serious concerns about traffic impact by the development. He wants to be sure that there are at least 2 entrances. He also wants to see more detail on the turning lanes from Eddie Dowling Highway. The Chair also stated that the developer might pursue something with the DOT to close the turnaround at 146S to 146A. This area is already difficult to maneuver, with the few cars that use it. With the potential for much greater traffic, this could become a big problem.

Mr. Phillips questioned the grading of parts of the development and asked if they could use a terracing structure rather than a high wall. Mr. Bradley stated that it may be hard to design it that way, but they

will look into it. Mr. Phillips also asked about the planned detention pond next to Booth Pond. Mr. Bradley stated that extensive planting is proposed around all detention basins to filter stormwater.

Mike Rapko of the Conservation Commission stated his concerns about the size of the project and traffic impacts. He also asked about planned walking paths throughout the retail area. Mr. Bradley stated that sidewalks link all buildings. Mr. Rapko stated that the required parking is excessive and suggested getting a variance to reduce the ratio.

Town resident Doug Hadden stated that he also has traffic concerns and agreed with the Chair's suggestion to close the 146S turnaround and make a second entrance a priority.

Mr. Phillips asked about the timeline of the project. Mr. Kelly stated that the DEM is reviewing their application and he anticipates a couple of months before they are back to the Board with Preliminary Plans.

Dr. Benoit made a motion to adjourn at 9:40 pm. Mr. Santa Anna seconded the motion, with all in favor.

Respectfully Submitted,

Angela Pugliese, Planning Board Secretary