

I. Roll Call

Present: Chair Joe Cardello, Dr. Lucien Benoit, Bruce Santa Anna, Ed Magill, John O'Donnell.

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

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

II. Reorganization of Planning Board

Dr. Benoit nominated Ed Magill for Chair. There was no second on the nomination. Mr. Magill nominated Mr. Cardello for Chair. Mr. O'Donnell seconded the nomination. All members voted in favor of Mr. Cardello remaining as Chair.

Dr. Benoit nominated Mr. Magill for Vice Chair. The Chair seconded the nomination. Mr. Magill nominated Dr. Benoit. Mr. O'Donnell seconded the nomination. Vote on the nomination of Mr. Magill: AYE: Dr. Benoit, Chair Mr. Cardello, Mr. Santa Anna. NO: Mr. Magill, Mr. O'Donnell. With a vote of 3-2, the Board chose Mr. Magill as Vice Chair.

Dr. Benoit nominated Mr. O'Donnell for Secretary. Mr. Magill seconded the nomination. Mr. Santa Anna nominated Dr. Benoit. Dr. Benoit respectfully declined the nomination. All members voted in favor of Mr. O'Donnell remaining as Secretary.

III. Approval of Minutes – December 6, 2007

**Dr. Benoit made a motion to approve the minutes, with corrections.
Mr. Santa Anna seconded the motion, with all in favor.**

IV. Minor Subdivision – Wright Holdings LLC

Applicant: Clayton Wright

Location: Woonsocket Hill Road;

Assessor's Plat 9, Lot 157

**Zoning: RS-40 Suburban Residential & REA 120
Rural-Estate-Agriculture**

**The Chair recused himself, because he is an abutter to the property.
He stated that he had sent a letter to the ethics commission. Mr.
Magill sat as Chair for this application.**

**Land surveyor Norbert Therien, addressed the Board to review the
application. He stated that the applicant, Clayton Wright, is seeking a
subdivision of a 41-acre parcel on Woonsocket Hill Road. He stated
that the new lot would meet town zoning area and frontage
requirements. Dr. Benoit stated that the Board had received a memo
from Mr. Phillips stating his concern about the front yard setback.
Mr. Therien stated that he had been made aware of this concern and
has adjusted the plans in order to meet the town's requirements. He
requested that the revised plans be considered by the Board at this**

meeting. Mr. Magill agreed and asked the applicant to submit the revised plans.

Mr. Therien reviewed the newly submitted plans with the Board (areas, easements, wetlands, etc.). Sheet 2 of the plans detailed the frontage area the proposed new lot and Sheet 3 was an overall locus plan of the existing property and proposed new lot, including a ½ mile radius of the property. Mr. Magill asked Mr. Therien to clarify the frontage on the new plan. Mr. Therien pointed out on the plan that the frontage is 150 feet, which meets zoning requirements; all other aspects of the lot remain the same as they were on the original plan. Mr. Santa Anna asked about a sewer easement on the property. Mr. Therien stated that the sewer line runs through the property in the swamp area. It is almost one in the same with the petroleum line, which he pointed out on the plan. He showed that this area is west of the power lines and does not affect the new lot or the remaining upland buildable area of the remaining portion of the original lot.

Mr. Santa Anna asked about available water for the property. Mr. Therien stated that Mr. Wright has applied for water from Woonsocket, but has not heard back. The request will have to go before the Woonsocket City Council for approval. Mr. Therien stated that sewer and water is available to the site. If the water is not approved by Woonsocket, a well will be put in, although the

applicant's first choice is to tie in to the city system. Mr. Phillips stated that he feels it is a formality to go before the City Council and does not foresee any reason that they would not approve the request.

Dr. Benoit made a motion to approve the preliminary plans, with the final approval being done administratively. Mr. O'Donnell seconded the motion. Planning Board vote was as follows: AYE: Mr. Magill, Dr. Benoit, Mr. O'Donnell. Mr. Santa Anna did not vote. Motion passed, with a vote of 3-0.

V. Administrative Subdivision

Applicant: Ronald Carter

Location: 60 Follett Street/Hollow Road,

Assessor's Plat 11, Lots 106 & 139

Zoning: RA-65 Rural Agriculture

Mr. Cardello returned as Chair.

Mr. Phillips provided the Board with information on an administrative subdivision for Ronald Carter. He stated that the applicant had come before the Board. He had to extend the right of way in order to give frontage to one of the lots. He built a cul-de-sac and turned over the deed to the cul-de-sac (Hollow Road) to the town. Dr. Benoit asked if the cul-de-sac is constructed to town road standards. Mr. Phillips stated that it does meet all town requirements. He also informed the Board that the applicant has applied for DEM approval for the new

access and utility easement that crosses a stream. He added that there is an existing dirt drive that crosses the stream and that the Board is not approving the easement and access.

Dr. Benoit questioned whether a point on the plan was an abandoned property line. The Board reviewed the plan together at the desk. The Chair stated that he believes it is a valid property line.

VI. Ordinance Review--Sign Ordinance

Mr. Phillips stated that he had recently reviewed the sign ordinance draft with the town's consultant. They have made significant changes to the proposed ordinance, and are currently awaiting edits from the consultant.

The Chair stated that none of the Board members have had an adequate chance to review the changes. He asked the Board to review the draft and email any comments or concerns they may have.

Dr. Benoit asked if the new ordinance is retroactive and if it would offend existing sign holders. Mr. Phillips stated that it will not be

retroactive.

VII. Planning Board Issues & Concerns

Mr. Santa Anna made a motion to discuss street lights. Dr. Benoit seconded the motion, with all in favor. Mr. Santa Anna stated that since the previous Board discussion on street lights, he has observed the lighting in town and believes that residences having a light at the edge of their driveway provide more than enough light for the street. Dr. Benoit asked Mr. Phillips if any action has been taken based on the previous discussion of this issue. Mr. Phillips replied that he had talked with the Town Administrator. In the past, the town has turned off some lights, but they were turned on again. Mr. Phillips will take a look at some old minutes for details. He added that they need to find out which lights are truly unnecessary and get a comprehensive review of where they are necessary.

Mr. O'Donnell asked what the procedure is for shutting off the lights and if there will be any cost involved in having them shut off. Mr. Santa Anna stated that the town is the customer, and if they don't want lights on, they don't have to have them on.

Mr. Santa Anna asked for a discussion of the Elizabeth Ave. issue to be put on the next agenda.

Dr. Benoit made a motion to discuss the modification of the town's

comprehensive plan to include the elimination of the S-curve on Pound Hill Road. Mr. Santa Anna seconded the motion, with all in favor. Mr. Phillips stated that it has been discussed, but has not been put into the comprehensive plan. He is not sure that it needs to be put into the comprehensive plan, but will look into including it in the capital budget. Dr. Benoit asked if they would have more leverage to get the work done if it is included in the comprehensive plan. Mr. Phillips stated that it wouldn't hurt, but that it should be looked at comprehensively on a town-wide basis, instead of focusing on one specific area.

Mr. O'Donnell made a motion to adjourn at 8:15 pm, seconded by Mr. Santa Anna, with all in favor.

**Respectfully submitted,
Angela Pugliese
Planning Board Secretary**