

Town of North Smithfield Planning Board Meeting

Kendall Dean School, 83 Greene Street

Thursday, June 4, 2009, 7:00 PM

Vice Chair Dean Naylor called the meeting to order at 7:05 pm.

I. Roll Call

Present: Dean Naylor, Scott Gibbs, Bruce Santa Anna, Gene Simone, Alex Biliouris (Joe Cardello arrived at 8:50 pm) Absent: Steven Vowels.

Also present was Town Planner Bob Ericson

II. Approval of Minutes

Mr. Santa Anna made a motion to approve the transcript of the January 8, 2009 meeting. Mr. Simone seconded the motion, with all in favor.

Mr. Santa Anna made a motion to approve the transcript of the January 15, 2009 meeting. Mr. Simone seconded the motion, with all in favor.

Mr. Santa Anna made a motion to approve the minutes of the February 5, 2009 meeting. Mr. Simone seconded the motion, with all in favor.

Mr. Santa Anna made a motion to approve the minutes of the February 11, 2009 Flood Hazard Ordinance meeting. Mr. Simone seconded the motion, with all in favor.

Mr. Santa Anna made a motion to approve the transcript of the February 12, 2009 meeting. Mr. Simone seconded the motion, with all in favor.

Mr. Santa Anna made a motion to approve the minutes of the February 19, 2009 meeting. Mr. Simone seconded the motion, with all in favor.

Mr. Santa Anna made a motion to approve the transcript of the February 26, 2009 meeting. Mr. Simone seconded the motion, with all in favor.

Mr. Santa Anna made a motion to approve the minutes of the March 5, 2009 meeting. Mr. Simone seconded the motion, with all in favor.

III. Dowling Village Phase II & III – Preliminary Plan Public Hearing

Major Land Development Project- Site Plan Review (7pm – 8pm)

Also reviewing project impacts for the whole project, Phases I-IV

Applicant: Bucci Development, Inc. - Brian Bucci

Location: 120 Eddie Dowling Highway/ 146A

Assessor's Plat 13 lots 18, 20, 21, 44, 53, 76, 111, 112, 123 & 143 and Plat 21 lots 25, 26, 29, 30, 31, 32, 50, 58, 61, & 71

Zoning: Professional Services (PS), Business Highway (BH), & Rural Agricultural (RA) (Continued from Jan. 8, & 15; Feb. 12, & 26; Mar. 12, & 19; April 9, 23 & 30; May 14, 2009)

(See stenographer's transcript.) Mr. Biliouris recused himself from this part of the meeting.

After a brief recess, the meeting was called back to order at 8:15 pm. Mr. Biliouris rejoined the Board for the remaining agenda items.

IV. Jacques Farm LLC, Preliminary Plan—Minor Subdivision

Applicant: Frank & Nancy Jacques

Location: 300 Buxton Street; Assessor's Plat 1, Lot 35

Zoning: Rural Agricultural (RA-65)

Mr. Ericson informed the Board that this application would not be heard, as the applicant is waiting for documents necessary to present his application.

V. Rocky Hill Estates – Minor Subdivision

Applicant: Adam Rodzik

Location: 146 Rocky Hill Road, Assessor's Plat 16 / Lot 29

Zoning: Rural Agricultural (RA-65)

Attorney Matt Shaw addressed the Board for the applicant. He stated

that they had been before the Board in April for a concept review, and the Board also made a site walk with project engineer Joe Casali in April. Mr. Ericson told the Board that the colored mark-up of the plan, which had been submitted is a good reference point for the issues being discussed at this meeting. The issues include a 200 degree angle at one corner of the lot, an easement area to edge of property line that had been moved up to create a contiguous situation, the expansion of the width of the access easement to 15 feet, and the extension of the buffer line to the edge of property for true calculation of contiguous area. Mr. Shaw informed the Board that Lot 1 has 69,000 square feet of buildable area, and that the septic and well are installed. Lot 2 has over 20 buildable acres past the point of the historic crossing. The plan calls for granite curbs, but the applicant would like to reduce the width of the road to 22-24 feet. There is a conventional drainage system with a detention pond. DEM has issued an insignificant alteration permit. The applicant is also asking for a waiver on the sidewalk requirement, as well as for the final approval to be handled administratively.

Mr. Biliouris asked if the applicant has any intention to extend the roadway for future development. Mr. Shaw stated that there are no immediate plans for this, but they would like to reserve that right for the future. Mr. Ericson stated that there is a limitation to future expansion, as the DEM will have to permit a wetlands crossing.

Mr. Biliouris also asked about the location of the nearest hydrant. Mr.

Casali stated that he is not sure, and a cistern is being proposed, but that they will install whatever the fire department deems necessary. They have not yet consulted the fire department.

Mr. Gibbs made a motion to grant the applicant's request for a waiver on the requirement of sidewalks on the proposed road. Mr. Biliouris seconded the motion. After discussion, Mr. Gibbs amended his motion to include a waiver from section 5.7a.3g. to install a paved road 24 feet in width and to clarify that these waivers apply to this plan only and pending review and written approval of the fire chief. Mr. Biliouris seconded the amendment to the motion. Planning Board vote was as follows: AYE: Mr. Naylor, Mr. Gibbs, Mr. Biliouris, Mr. Simone. NO: Mr. Santa Anna. Motion passed, with a vote of 4-1.

Mr. Cardello arrived at the meeting @ 8:50 p.m. Mr. Naylor continued to chair the meeting.

Mr. Cardello questioned if final approval could be done on June 11, and he does not recommend that it be done administratively because there are so many conditions. He also asked if the Board could approve the plans without bond. Mr. Ericson stated that the applicant will need a bond or cash escrow at time of final, prior to approval and recording of the final plan.

Mr. Biliouris made a motion to approve the minor subdivision for Rocky Hill Estates (Applicant: Adam Rodzik, Location: 146 Rocky Hill

Road, Assessor's Plat 16, Lot 29) with the conditions presented and modified by the Town Planner (listed below). Mr. Gibbs seconded the motion. Planning Board vote was as follows: AYE: Mr. Naylor, Mr. Gibbs, Mr. Biliouris, Mr. Simone. NO: Mr. Santa Anna. Motion passed, with a vote of 4-1. (Mr. Cardello did not vote since he was not in attendance for the full meeting)

Conditions:

The following corrections must be made to the plan:

- 1) correct calculation of land suitable for development,
- 2) drawing of the easement line on Lot 2 with at least five feet of boundary from AP 16, Lot 54,
- 3) 15-foot access width
- 4) granite inlet stone
- 5) continue perimeter

The following conditions also must be met in order for the minor subdivision to be approved:

- 6) the applicant shall provide any cistern or item regarding health and safety as required by the fire chief,
- 7) a construction inspection will be conducted by Lincoln Town Engineer Kim Weigand, PE, or equivalent professional engineer.

VI. Acceptance of Letter of Withdrawal – Elizabeth Ave Phase II – Administrative Subdivision

Mr. Cardello recused from this application. Mr. Ericson informed the Board that the applicant would like to withdraw his application for an administrative subdivision and re-file the application as a minor subdivision. Mr. Santa Anna made a motion to accept the letter of withdrawal from the applicant, Vincent Mesolella. Mr. Gibbs seconded the motion, with all in favor.

Mr. Santa Anna made a motion to adjourn at 9:15 pm. Mr. Biliouris seconded the motion, with all in favor.

Respectfully Submitted;

Angela Pugliese

Planning Board Secretary