

Town of North Smithfield Planning Board Meeting

Kendall Dean School, 83 Greene Street

Thursday, July 16, 2009, 7:00 PM

I. Roll Call

Present: Joseph Cardello, Bruce Santa Anna, Dean Naylor, Scott Gibbs, Alex Biliouris

Absent: Gene Simone, Steven Vowels.

Also present was Town Planner Robert Ericson.

II. Approval of Minutes

Mr. Cardello offered selective corrections to the June 4, 2009 minutes.

Mr. Santa Anna made a motion to approve the minutes of June 4, 2009, as corrected. Mr. Biliouris seconded the motion, with all in favor.

Mr. Gibbs made a motion to defer approval of the minutes of June 11, 2009. Mr. Santa Anna seconded the motion, with all in favor.

III. Review of Plan & Recommendation to Zoning Board

Applicant: Jeffery Piette

Location: Annette Ave from Lamareaux Boulevard

Assessor's Plat 9 / Lot 191

Zoning: Rural Residential (RU-20)

Attorney Eric Brainsky represented the applicant. He briefly reviewed the Planning Board's road requirements and the resulting current plan. Mr. Ericson pointed out that this was not a subdivision process, therefore no sidewalk waivers were required.

Mr. Ericson provided a single-family house plan with an 18x26' footprint as an alternative to the 24x36' footprint requested by the applicant. Mr. Brainsky said the smaller plan would not allow a basement, so his client would not agree to it.

Mr. Naylor questioned how many houses in area needed setback relief. Mr. Brainsky did not know.

Mr. Brainsky said the proposed house would not be in a wetland, Mr. Cardello corrected him, noting that much of the footprint lies within the perimeter wetland.

Mr. Naylor made a motion for a non-favorable recommendation to the Zoning Board of Review, seconded by Mr. Santa Anna, with all in favor of the motion

IV. Dowling Village Phase II & III

The meeting was continued as a public hearing for Dowling Village recorded by a court stenographer. Mr. Biliouris continued to recuse

himself.