

Town of North Smithfield Planning Board

Kendall Dean School, 83 Greene Street

Thursday, November 5, 2009, 7:00 PM

The Chair called the meeting to order at 7:03 pm.

1. Roll Call

Present: Chair Joe Cardello, Dean Naylor, Scott Gibbs, Bruce Santa Anna, Alex Biliouris, Gene Simone, Stephen Vowels. Also present was Town Planner Bob Ericson.

**2. Approval of Minutes – Feb 9 & 10, Aug 13, Oct 1 & 15, 2009.
Transcripts from Jan 8 & 15, Feb 12 & 26, 2009**

The Chair asked if the copies of the minutes that the Board received for the February 9 and 10, 2009 meetings were the final versions, as he had prepared these minutes and thought that they were incomplete. Mr. Ericson said he would have the Planning Board secretary check to see if these were the final versions of the minutes for those meetings. They will be voted on at another meeting in the future.

Mr. Naylor made a motion to approve the minutes of August 13, 2009, as corrected. Mr. Santa Anna seconded the motion, with all in favor.

Mr. Naylor made a motion to approve the minutes of October 1, 2009, as corrected. Mr. Gibbs seconded the motion, with all in favor.

Mr. Naylor made a motion to approve the minutes of October 15, 2009, as corrected. Mr. Gibbs seconded the motion, with all in favor.

The transcripts from January 8, January 15, February 12, and February 26, 2009 had been approved at a previous meeting and did not need to be approved at this meeting.

Mr. Naylor made a motion to move agenda item 4 up in the schedule so that it could be heard before the Dowling Village application. The Board was waiting for the arrival of Town Solicitor Rick Nadeau before starting the Dowling Village hearing. Mr. Santa Anna seconded the motion, with all in favor.

3. David R. and Beverly A. Jarry – Minor Subdivision, Preliminary

Applicant: David R. and Beverly A. Jarry

Location: Harkness Road (West), Plat 2, Lot 15; Zoning: Rural Agricultural (RA-65)

Erin Gallogly, project manager from Marc Nyberg Associates, addressed the Board for the applicant. She stated that they are looking for approval on the Preliminary Minor Subdivision Plan. The plan is for a 2-lot subdivision, with an existing dwelling and a proposed 3-bedroom house. Soil evaluation has been completed on

both lots. The existing leach field will be filled and an OWTS will be constructed. The approval on the OWTS from the DEM is expected any day. Mr. Ericson stated that there was a list of problems associated with the proposed plans, but they have all been addressed.

The Chair asked if the lot line could be adjusted in order to make it straighter. Ms. Gallogly stated that the line was drawn taking into consideration frontage requirements and the desire to make the two lots as even as possible in size.

Mr. Santa Anna made a motion to approve the Preliminary Minor Subdivision Plan of David R. and Beverly A. Jarry, with the latest revision date of October 28, 2009. Mr. Naylor seconded the motion. Planning Board vote was as follows: AYE: Mr. Cardello, Mr. Naylor, Mr. Gibbs, Mr. Santa Anna, and Mr. Biliouris. Motion passed, with a vote of 5-0.

Mr. Biliouris made a motion to have the Final Plan approval handled administratively. Mr. Gibbs seconded the motion. Planning Board vote was as follows: AYE: Mr. Cardello, Mr. Naylor, Mr. Gibbs, Mr. Santa Anna, and Mr. Biliouris. Motion passed, with a vote of 5-0.

The Chair made a motion to move agenda item 5 to be heard before the Dowling Village hearing. Mr. Naylor seconded the motion, with all in favor.

4. Planning Projects Review

Mr. Simone asked for an update on the Liz Development road improvements. Mr. Ericson informed the Board that a meeting was scheduled for this past Monday, November 2, but it had to be rescheduled due to illness. There is no further information at this time.

Mr. Santa Anna asked for an update on the Blunders. Mr. Ericson stated that construction is not yet completed and nothing can be sold until PARE Engineering is paid. Mr. Santa Anna stated that he is concerned that there is a great deal of erosion on the site. Mr. Ericson stated that he would look into this matter.

Mr. Biliouris asked if there was any information regarding the Ordinance Review Committee. Mr. Ericson reported that at the most recent meeting of the committee four items were approved to send to the Town Council for review. These included parking requirements (lowering the number of required parking spaces), flood hazard, stonewall ordinance (adopted from the Smithfield ordinance), and ATV ordinance (correction of existing ordinance). Mr. Ericson also stated that he had gone through the Zoning Ordinance with Building Official Bob Benoit, and they have found a couple dozen errors. These will be corrected and sent to the Town Council.

The Chair made a motion to take a 10-minute recess at 7:27 pm. Mr. Santa Anna seconded the motion, with all in favor.

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

Major Land Development Project- Site Plan Review

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; June 4, 11 & 25; July 2, 16 & 23; Aug. 13, Sep 3 & 17; Oct 1& 15, 2009)

Please see stenographer's transcript for this portion of the meeting.