

Town of North Smithfield Planning Board Meeting

Kendall Dean School, 83 Greene Street

Thursday, March 5, 2009, 7:00 PM

The Chair called the meeting to order at 7:02 pm.

I. Roll Call

Present: Joe Cardello, Dean Naylor, Bruce Santa Anna, Alex Biliouris, Stephen Vowels, Gene Simone,

Absent: Scott Gibbs

Town Planner Bob Ericson.

II. Girard, Pauline – Minor Subdivision

Applicant: Pauline Girard

Location: Rocky Hill Road

Assessor's Plat 20 / Lot 2

Zoning: Rural Agricultural (RA-65)

Erin Gallogly, project manager from Marc Nyberg Associates addressed the Board to go over requested changes from the last meeting. She stated that the buildable area calculations are revised on sheet 1. An access easement to the historic cemetery for use by the historic society has been added to the deed. The revised plan shows a 10-ft. wide perimeter access. The revised plans also show marked driveways. Sheet 2 includes the test hole locations, and the

approved septic system has been submitted for the record. The Chair stated that the location of the septic system must be put on the final plan. The Chair stated that the proposed easement for cemetery is kind of useless with no break in the wall. He asked if the easement could be set along the existing path. Ms. Gallogly stated that it is not anticipated that access will be needed. She asked the client about locating the easement along the path, but the client wants the easement along property line. Ms. Gallogly stated that she had spoken with the town solicitor at the previous meeting and the easement will be put in the deed. The Chair stated he is fine with the proposal as long as it provides it legal access. He would prefer that the stone wall remain intact. Mr. Ericson addressed the comments he had submitted to the Board. He pointed out that Note 14 states that no stones from the existing wall will need to be removed. He suggested a condition that no stones will be removed. He also made comment about the easement should have a vehicle turning radius at the only corner on the path.

Mr. Biliouris made a motion to approve the preliminary plan with a revision to Note 14 taking out the word “need” and stating that no stones will be removed from the existing stone wall unless access was needed to the cemetery, the easement will be 15-ft. wide, and proposed septic will be shown on final plan. Mr. Naylor seconded the motion, with all in favor.

Ms. Gallogly asked for an administrative final approval. Mr. Naylor

made a motion that the final approval be completed administratively. Mr. Biliouris seconded the motion, with all in favor. He asked that the Board members be given a copy of the final approved plan. The Chair asked Ms. Gallogly to work with the planner to submit the plans electronically.

III. Rocky Hill Estates – Minor Subdivision

Applicant: Adam Rodzik

Location: 146 Rocky Hill Road

Assessor's Plat 16 / Lots 29

Zoning: Rural Agricultural (RA-65)

Mr. Ericson stated that he has been in discussions with the applicant's engineer and there are some problems with the submission. At this time it is incomplete and the applicant has been so notified. Mr. Ericson will work with the engineer to address frontage concerns. They will work to try to make 3 lots on the property. He also explained to the Board that in section 5.5.3.1, there is ambiguity in footnote 2 regarding frontage and front setback line. This should be addressed and Mr. Ericson will bring it to the attention of the Ordinance Review Committee.

The Chair asked that Mr. Ericson certify the application incomplete, so the clock won't be running. Mr. Ericson agreed to do this.

**IV. North Smithfield Volunteer Fire – Administrative Subdivision
(Sewer Pumping Station)**

Applicant: Town of North Smithfield

Location: 375 St. Paul Street

Assessor's Plat 5, / Lots 180 & 211

Zoning: Limited Commercial (LC)

Ms. Gallogly once again addressed the Board regarding an administrative subdivision. The applicant is the Town of North Smithfield, but the owner of the property is the volunteer fire department. She explained that the plans were submitted to make the Board aware of the comments. They are deleting one lot line and recreating another to make room for a sewer pumping station. They will not be taking any more land than needed. Mr. Santa Anna explained that during the process, they looked at many locations, but this was the most logical because there is no time or money to take land by eminent domain. This location is almost at the lowest point of gravity and is the most affordable.

Mr. Biliouris asked if the Board has any say in the aesthetics of the building since it will be in the front of the property. Mr. Ericson said that the Board can give input on the design. The Chair suggested

running the plan by John Flaherty and use conceptual drawings of Branch Village for guidance. The Chair stated that as long as the building can be adapted, the final design can wait until standards are in place. He suggested that they set money aside for this.

Mr. Santa Anna made a motion to adjourn at 7:44 pm. Mr. Naylor seconded the motion, with all in favor.

Respectfully Submitted;

Angela Pugliese

Planning Board Secretary