

**Town of North Smithfield Planning Board**

**Kendall Dean School, 83 Greene Street**

**Thursday, February 18, 2010, 7:00 PM**

**The Vice Chair, Alex Biliouris, called the meeting to order at 7:00 pm.**

**1. Roll Call**

**Present: Alex Biliouris, Dean Naylor, Stephen Vowels, Joe Cardello, Art Bassett. Absent: Scott Gibbs, Gene Simone. Also present was Town Planner Bob Ericson.**

**2. Approval of Minutes: February 4, 2010**

**Mr. Biliouris made a motion to approve the minutes of February 4, 2010. Mr. Naylor seconded the motion, with all in favor.**

**Mr. Cardello asked for clarification on the minutes, since he was not present at the February 4 meeting. He asked whether an updated traffic count or traffic report was conducted. Mr. Ericson stated that an updated count was taken. Mr. Cardello stated that the Board should get documentation in the form of a traffic report, taking into account that the 12-13% unemployment rate in the state and its effects on traffic.**

**3. Marshfield Commons: Major Land Development Project Master**

## **Plan Informational Meeting**

**Owner/Applicant: Woonsocket Neighborhood Development Corporation**

**Location: Mechanic Street, Assessor's Plat 1, Lots 69 & 423;  
Zoning: RS-40 (Suburban Residential)**

**(Previously subject to a master plan informational meeting of Jan. 7 and Feb 4, 2010)**

**Mr. Ericson shared a letter he had received from the applicant requesting a continuation of the application because they had not yet received all the requested letters (still waiting for DPW and police). Mr. Ericson also stated that in looking at the previous discussions and presentations by the applicants, he felt that they did not have a clear understanding of woonerf design and living streets.**

**Mr. Vowels made a motion to continue the application to March 4, 2010 at 7:00 pm. Mr. Cardello seconded the motion, with all in favor.**

**Mr. Naylor asked Mr. Ericson to provide the Board with the guidelines in the state law concerning the Comprehensive Permit, specifically with regard to variances. Mr. Ericson stated that this information was provided in the most recent Planning Update, which was distributed to the Board. He explained that the state law supersedes all Town regulations (Planning and Zoning). He added that a variance can be granted by a vote of 3-2, rather than 4-1. Mr. Naylor asked if the Board could receive a copy of the entire law. Mr. Ericson stated that he will**

**include this information in the Board's next packet.**

#### **4. Consideration of Planning Board procedural rules**

**Mr. Ericson referred to the updated draft of the Board's procedural rules, reflecting the wishes of the Board as discussed at the February 4, 2010 meeting.**

**Mr. Cardello suggested that the Board require plans to be submitted in PDF form. Mr. Ericson stated that this is already done, but he can formalize it as a matter of procedure. They also discussed having a standard naming convention for all materials submitted to the Planning Department. Mr. Cardello will give Mr. Ericson more information on a specific system he uses at work.**

**The Board discussed the number of applications that could be heard at one meeting. The rules state that a maximum of five will be scheduled. Mr. Biliouris stated that he is concerned with wasting the applicants' time, especially those that are paying experts to attend. He wants to be sure that if an application is scheduled, it will be heard at that meeting. After discussion, Mr. Ericson agreed that he will determine on a case by case basis whether there will be enough time to hear all the applications. If there is a particularly long one, he will schedule fewer than five on that evening. They also discussed that shorter applications could be placed at the beginning of the agenda, so those applicants will not have to sit for a long time waiting to be**

**heard. Mr. Ericson will also communicate to applicants what is on the agenda so they will be prepared to wait, if that is necessary. Mr. Biliouris stated Mr. Ericson should use his discretion to avoid any applicants having to sit through an entire meeting and not be heard.**

**Mr. Ericson stated that the rules can always be modified. These are internal procedural rules for the Board.**

**Mr. Cardello made a motion to approve the procedural rules as amended. Mr. Naylor seconded the motion, with all in favor.**

## **5. Public Comment**

**Mr. Biliouris made a motion to hear public comment. Mr. Cardello seconded the motion, with all in favor. Mr. Ericson reminded the Board that they may listen to the comment but not respond in any way.**

**Mr. Biliouris, speaking as a member of the public, addressed the Board regarding the Town's plan to create a redevelopment agency. Mr. Biliouris stated that he feels that the Board should request to the Town Council that they seek advice from the Planning Board regarding the new redevelopment agency before going any further on the issue.**

## **6. Workshop on reviewing plans**

**Mr. Ericson and Mr. Cardello conducted a workshop with the Board members on reviewing plans. Members were given engineering rulers for their use in reviewing the plans they receive.**

**Mr. Vowels made a motion to adjourn at 8:30 pm. Mr. Bassett seconded the motion, with all in favor.**