

Town of North Smithfield Planning Board

Kendall Dean School, 83 Green Street

Thursday, October 21, 2010, 7:00 PM

The Chair called the meeting to order at 7:05 pm.

1. Roll Call

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

2. Approval of Minutes: October 7, 2010

Mr. Simone made a motion to approve the minutes of October 7, 2010. Mr. Vowels seconded the motion, with all in favor.

3. Anchor Subaru: Major Land Development Final Plan

Applicant: Robert Benoit

Location: 949 Eddie Dowling Highway, Plat 17 Lots 80, 84, 85, 142, 167 & 231, Zoning: BH

Project engineer Joe Casali addressed the Board to quickly run through the changes and supplemental information that the Board

had requested when granting Preliminary Plan approval. A note has been added to the plan addressing the maintenance and inspection of the catch basins. The delivery entrance sign will be made clear that no customers will enter through that entrance. The signage and parking lot striping has been made a permanent part of the plan. The applicant has submitted samples of segmented blocks to be used throughout the site. There will be no precast concrete blocks. The choice of segmented block will depend on cost and anchoring system. It will be chosen when the site is graded to finality. It will be something with texture and color.

The Board discussed the existing signs at the site and which ones will be removed when the new ones are put up. They do not want sign clutter and would like to see redundant signs removed. After discussion they decided that the existing yellow entrance signs can be removed and replaced by standardized signs.

The applicant also requested a waiver on landscaping and Mr. Ericson stated that the Board should try to protect the applicant from appeal. Mr. Vowels made a motion that the Planning Board grants a waiver for front landscaping, to the extent that the plan did not technically meet all requirements, recognizing that the applicant began with existing constraints and that auto dealerships have unique display requirements. Mr. Cardello seconded the motion. Planning Board was as follows: AYE: Mr. Gibbs, Mr. Vowels, Mr. Simone, Mr. Naylor, Mr. Cardello. Motion passed, with a vote of 5-0.

Mr. Cardello made a motion that the Planning Board approves the Final Plan of September 17, 2010 for Anchor Subaru of 949 Eddie Dowling Highway, Assessor's Plat 17, Lots 80, 84, 85, & 231, with the conditions that 1) the proposed walls would not be painted plain cement block walls and 2) two existing entrance signs will be taken down as part of the sign improvement plan. Mr. Vowels seconded the motion. Planning Board was as follows: AYE: Mr. Gibbs, Mr. Vowels, Mr. Simone, Mr. Naylor, Mr. Cardello. Motion passed, with a vote of 5-0.

4. Rocky Hill Estates Minor Subdivision: Requested release of \$12,500 maintenance surety

Owner/Developer: Adam Rodzik, Location: 146 Rocky Hill Road: Plat 16, Lot 29

Zoning: Rural Agricultural (RA-65)

Mr. Ericson explained that Hill Financial has requested release of \$12,500 maintenance surety. Adam Rodzik is the owner of record, but Hill Financial took over the project and posted the maintenance surety required for Final Plan approval. The Hill check for \$12,500 was deposited by the Town in an escrow account.

There was some erosion from the storms in March. Mr. Ericson had them mow the detention pond and rip rap the north inflow. The work was completed on October 14 and DPW has inspected the work and

found it acceptable.

The Board had a discussion on the Town's practice of not accepting roads, yet still providing snow removal services. The Chair suggested that with the acceptance of the road by the Town and release of the maintenance bond, a memo should be sent to the Town Council requesting that the road be formally accepted as a town road. If the road is not accepted, then the Town should not plow it. Mr. Ericson suggested that he draft a memo to be submitted to the incoming Town Council after the upcoming elections. The Board stated that they would prefer that a letter be sent to the current Town Council regarding this development, and at some point get a list of all roads that have not been accepted and submit this to the Town Council with a request that they accept the roads.

Mr. Vowels made a motion to release the \$12,500 maintenance surety bond to Hill Financial for the Rocky Hill Estates Minor Subdivision. Mr. Simone seconded the motion. Mr. Cardello asked if they could add a condition that the applicant request that the Town accept the road. Mr. Ericson stated that it would not be an appropriate condition to this motion. Planning Board was as follows: AYE: Mr. Gibbs, Mr. Vowels, Mr. Simone, Mr. Naylor, Mr. Cardello. Motion passed, with a vote of 5-0.

5. Land Development and Subdivision Regulations

Discussion of proposed amendments.

The Board will address this item at the next meeting.

6. Planning Update: Review of current events

Mr. Ericson stated that there are no imminent projects. He informed the Board that the Planning Department has obtained a \$9300 grant, which will be used to hire an engineering intern for the next two summers.

Mr. Vowels asked for the status of construction at Dowling Village. Mr. Ericson stated that they are behind in the site preparation for Phase 3. There will be a meeting with the Town Council next week regarding the wind turbine. Mr. Ericson stated that the wind turbine will bring in more customers to Dowling Village (to lease the buildings) and more tax dollars (by way of construction costs). The Chair stated that he does not agree with penalizing developers for using good development practices and does not think taxes should be based on initial construction costs. Developers who are trying to go green will have higher construction costs, but will be penalized by paying higher taxes.

Mr. Cardello made a motion to adjourn at 7:55 pm. Mr. Vowels seconded the motion, with all in favor.