

## **North Smithfield Planning Board**

**Site visit at 83 Mechanic St**

**January 16, 2010, 10 AM**

**The meeting began at 10:15 with Scott Gibbs, Alex Bilouris, Dean Naylor, Gene Simone, and Steve Vowels present.**

**Also present: Town Planner Robert Ericson and one abutter. WNDC team members: Joe Garlick, Scott Moorehead, John O'Hearne, Diane Soule, Phil Godfrin**

**John O'Hearne oriented the group to the site by referencing the red maple on the planned common. Scott Moorehead led the tour first northerly then easterly around the perimeter of the site. He identified the northeast wetland cluster of red maples, then the area planned for the detention pond. He said the water table there is 3' and the gravelly soil is good for infiltration.**

**Dean Naylor asked which trees on the east boundary would be preserved. Diane Soule said they will identify which can be saved and add many 5-6' conifers at the perimeter as shown on the plan.**

**Proceeding south, John O'Hearne identified a spreading conifer that will remain. Scott Moorhead explained that the existing ridge of fill will be used to smooth grades west and east of the planned cul-de-sac road.**

**Scott Gibbs asked the significance of the red maple. Bob Ericson explained that although it has not been maintained and poison ivy is climbing the trunks, the three trunks give it a broad crown cover. Rising 45 feet in the open, it dominates the tree canopy and will rise above the buildings.**

**Bob Ericson and John O'Hearne described 8.5"-high step-off decks with no railings that can come within 10' of the property line under a clause in the zoning code. Building on the east side will be set back much farther and built into the grade, so the decks will be higher with side railings.**

**Bob Ericson explained that the measurement of building height in zoning is the same as in the building code: it's measured halfway up the roof rafter. That penalizes a classic New England 8-in-12 pitch versus a ranch-style 5-in-12 pitch.**

**Scott Moorehead pointed out existing drainage features and patterns on the west side of the property from from Florence St north. Several people reviewed the reasons for not accessing through Linden St (paper) or Florence St. The private way will be pedestrian-oriented with defined parking. It would be defeat the design purpose to connect with a public way that might be used as a short-cut.**

**Joe Garlick announced that they will redo the traffic study with 2010**

**counts, which may well be lower than 2006 because of the recession.**

**Gene Simone left at 10:55. The meeting adjourned at 11:10. Motion by Mr. Gibbs, second by Mr. Vowels, all in favor.**