

Town of North Smithfield Planning Board Meeting

Kendall Dean School, 83 Green Street

Thursday, February 17, 2011, 7:00 PM

The Chair called the meeting to order at 7:00 pm.

1. Roll Call

Present: Chair Scott Gibbs, Dean Naylor, Alex Biliouris, Dr. Lucien Benoit, Joe Cardello, Art Bassett. Absent: Gene Simone. Also present were Town Planner Bob Ericson and Town Solicitor Rick Nadeau.

2. Approval of Minutes: January 20, 2011

Mr. Biliouris made a motion to approve the minutes of January 20, 2011. Mr. Naylor seconded the motion, with all in favor.

3. Highlands on Iron Mine: Minor Subdivision: Preliminary Plan

Owner/Applicant: The Property Purchase Group, LLC

Location: Iron Mine Hill Rd, Assessor's Plat: Plat 17, Lot 9

Zoning: RS-40 (Suburban Residential)

Mr. Ericson informed the Board that the applicant will appear before the Board at the next meeting. The Board conducted a "virtual site visit" and reviewed aerial photos of the site. Mr. Ericson pointed out that a French drain system has been constructed, and it drains

toward the road. It is not listed on the pre-existing conditions on the plan. This could be considered a public improvement if it affects the road and the Town is ultimately responsible. Dr. Benoit also pointed out that the Board will require an engineer's report on the construction of the drain since there's no way to be sure of the quality of the drainage system. Mr. Ericson stated that no DEM permit has been filed.

Mr. Nadeau suggested that the Board require the engineering report on the construction of the drainage system and an agreement of record in Land Evidence that makes it clear that anyone purchasing those lots, as part of the title, becomes part of an association to deal with any potential failure of the system, so that it never becomes the Town's responsibility. Mr. Cardello stated that the engineering report should also be sent to DEM and out for peer review.

Mr. Biliouris stated that the road (Iron Mine Hill Road) is a disaster and that the poor drainage and running water has caused the road to sink. He said that the road needs to be reconstructed. The Board also discussed the high water table on the property and that it may not be conducive to septic systems. Mr. Naylor also asked Mr. Ericson to confirm that the amount of fill being brought in to the property does not exceed the regulations in the ordinance.

4. Jeanne Marion: Administrative Subdivision

Owner/Applicant: Jeanne Marion

Location: 8 Williams Street, Assessor's Plat: Plat 9, Lot 129 & 142

Zoning: RU (Urban Residential) and REA (Rural Estate-Agriculture)

Mr. Ericson explained to the Board that this is an administrative subdivision with one internal angle greater than 200 degrees. The Board had discussed this issue with surveyor Marc Nyberg at a previous meeting. The consensus of the Board at that time was to grant a waiver on the angle limit and to the additional checklist requirements of a minor subdivision. The Chair asked Mr. Ericson to point out on the plan the angle greater than 200 degrees. Mr. Ericson showed the Board members the location. The Chair stated that granting the waiver is consistent with what they decided at the previous meeting. Mr. Cardello asked that the record be clear that the waiver is being granted based on no additional lots being created.

Dr. Benoit pointed out a mathematical error on the plan and asked Mr. Ericson to have the engineer correct it.

Mr. Cardello made a motion that the Planning Board grant a waiver to Section 5-2(F)2 of the Land Development and Subdivision Regulations and to the additional checklist requirements of a minor subdivision plan application. Dr. Benoit seconded the motion, with all in favor.

Mr. Cardello made a motion that the Planning Board allow administrative approval for the Minor Subdivision for Jeanne Marion, dated August 2011, for AP 9, Lots 129 & 142. Dr. Benoit seconded the motion, with all in favor.

5. Capital Budget Requests

The Chair informed the Board that the budget board has sent the capital budget requests back to the Planning Board, stating that the charter obligates the Planning Board to take action on the capital budget requests. The Board discussed that they did not have adequate information to act on the requests.

Mr. Biliouris made the following motion: The Planning Board has reviewed the department requests and forwards them to the Town Council, noting that a) the departments did not provide sufficient information on which to make judgments, b) none provided six (6) year capital improvement programs, and c) police cruisers typically do not last 10 years and should therefore be in the operating budget. Dr. Benoit seconded the motion. Mr. Cardello questioned whether this motion is sufficient or if the Board will receive another request for review in the future. Dr. Benoit stated that in the past each department came before the Board with a detailed report to present to the Board. The Chair stated that the Board cannot make decisions outside of the overall fiscal position of the Town. Reviewing each department's requests individually is not a practical procedure for

approving capital budget requests. Mr. Ericson stated that he has worked hard in the past year to communicate that each department needs to create a 6-year plan. The Chair added that he means no disrespect to the departments, the budget board, or the Town Council, but the process does not make sense. All members voted aye on Mr. Biliouris' motion.

6. Land Development and Subdivision Regulations: Discussion of proposed amendments to Land Development and Subdivision Regulations

Mr. Ericson referred to a spreadsheet summary that he had emailed to the Board that shows what the Board has done and has yet to do in revising the Land Development and Subdivision Regulations. The Board also discussed the 2011 RIDEM Stormwater Management Manual and how it affects the Land Development and Subdivision Regulations. The Town needs to focus on reducing impervious cover wherever possible. Mr. Ericson urged the Board to read chapters 3, 4, 5, and Appendix A for important information on the new requirements and information on the push for conservation development.

7. Innovation and Continuous Improvement: Discussion of ways to improve the planning process.

Mr. Ericson discussed a \$215,000 Healthy Places by Design grant for which the Town has applied. He believes the Town has a good chance

at receiving the grant, and it will change the way we think about planning. It may also help to bring WellOne health and dental care to North Smithfield.

Mr. Ericson also told the Board that the Capital Advisory Group will address IT and facilities management consolidation for the School Department and Municipal Departments.

8. Planning Update: Review of current events

Mr. Ericson informed the Board that the Town Council has asked Mr. Nadeau to draft an ordinance for a Capital Improvement Advisory Group that will review the big picture and create a draft five-year plan. The CAG will consider all vehicles, IT, a municipal government center, and open space acquisition. They will also try to develop a system to level-fund utility costs in quantities, not dollar amount. This should prove to be a self-stabilizing mechanism.

The Board also briefly discussed the intersection at 146 and Sayles Hill Road. Mr. Ericson said that RIDOT has some money set aside for this, which led to a discussion on what direction the Town should be going in terms of redevelopment of this area of 146. They said that any improvements to the intersection and that section of the road should be looked at in terms of considering a vision for the redevelopment and improvements to the 146 corridor.

Mr. Cardello made a motion to adjourn at 8:28 pm. Dr. Benoit seconded the motion, with all in favor.