

Town of North Smithfield Planning Board Meeting

Kendall Dean School, 83 Green Street

Thursday, April 21, 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

Absent: Gene Simone, Joe Cardello, Art Bassett. Also present were Town Planner Bob Ericson and Town Solicitor Rick Nadeau.

Mr. Gibbs stated that agenda item number 5, the review of the Aggregate Extraction Overlay District Zoning Ordinance, would not be discussed at tonight's meeting. This ordinance has been withdrawn from the Town Council. Town Council member and Ordinance Development Committee member Paul Zwolenski asked how this ordinance is being tabled and Mr. Nadeau responded that the PB has the authority to table such items. Mr. Zwolenski stated that he was glad this ordinance was not moving forward as written.

2. Approval of Minutes: There were no minutes approved at this session.

3. Branconnier: Minor Subdivision: Preliminary/Final Plan

Owner/Applicant: Robert Branconnier

Location: Christina Way

Assessor's Plat 14, Lots 37, 38 and 188

Zoning: RA-65 (Rural Agricultural)

Mr. Ericson informed the Board that there has been no response from the applicant concerning the requested correction of a lot line, so the waiver for the angle limit and the additional checklist requirements of a minor subdivision cannot proceed. The applicant will be scheduled to appear before the Board at the next PB meeting scheduled for May 5, 2011.

**4. Industrial Drive Commerce Park Phase II: Major Subdivision:
Preliminary Plan**

Owner/Applicant: Industrial Drive Development Co., LLC

Location: Industrial Drive

Assessor's Plat Assessor's Plat 5, Lot 76

Zoning: M (Manufacturing)

The Planning Board received a letter from Atty John Mancini on behalf of the applicant, requesting more time to develop the preliminary plan for Industrial Drive Commerce Park Phase II. Mr. Mancini asked that this subdivision be moved to the PB agenda for July 2011, with the time clock for a decision stopped until then..

Atty Nicholas Goodier stated that a continuance would allow the

applicant an opportunity to address issues identified by the Town. The applicant believes these issues can be resolved over the next few months, and July 21 would be an appropriate date to return. Mr. Goodier agreed the applicant is amendable to staying the approval time period prescribed by Rhode Island General Laws § 45-23-41.

Mr. Naylor made a motion that the Planning Board accept and approve the request for a continuance of the Industrial Drive Phase II Commerce Park, Phase II, Preliminary Plan Application Review. Dr. Benoit seconded the motion, with Messrs Gibbs, Naylor, Biliouris, Benoit and in favor and none against.

5. Zoning Ordinance Review: Aggregate Extraction Overlay District

Dr. Benoit made a motion to table agenda item number 5. Mr. Naylor seconded the motion, with Messrs Gibbs, Naylor, Biliouris, Benoit and in favor and none against.

6. Planning Update: Review of current events

Mr. Ericson stated that the Town will shortly receive \$10,000 in rebates from National Grid for energy efficiency. There was no money expended by the Town to receive these rebates.

Mr. Ericson discussed affordable housing. North Smithfield has 4058

housing units identified in the 2000 Census. The state requirement for affordable housing was 406, with the Town having 381 on the state records. It is expected there will be a net increase of 260 affordable housing units in the August 2011 Census data release. This will bring the North Smithfield total to 419 with an expected state requirement of 432.

Mr. Ericson stated that it is obvious that the Town is growing and there is a long-term trend of increase in population of age 55 and over evidenced by the increased population at the Meadows and Laurelwood.

Mr. Gibbs asked whether there was any point before the Certificate of Occupancy that the Town would be protected from a Comprehensive Permit Application. Mr. Ericson said he had asked himself the same question and would research it.

The official 2010 Census housing data will be available in August 2011, and this will allow for a better determination of the number of affordable housing status. At that time Marshfield Commons should be under construction with an expected 38 more affordable housing units.

Mr. Ericson stated that the next steps will be to review the state housing records to make certain all affordable units have been credited, especially High Rock.

Mr. Ericson discussed the submission for the Healthy Places by Design grant. This grant was to be awarded to Class A, B and C towns, classes determined by population density. Pawtucket, North Kingstown and South Kingstown were awarded the grants. South Kingstown received a Class C award even though it is clearly Class B.

Mr. Ericson said the Town has submitted an objection to the award of the Class C grant and is awaiting a response.

Mr Bilouris made a motion to adjourn at 7:30 pm. Mr Naylor seconded the motion, with all in favor.