

Town of North Smithfield Planning Board

Kendall Dean School, 83 Green Street

Thursday, May 5, 2011, 7:00 PM

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

1. Roll Call

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

2. Approval of Minutes: April 7 and April 21, 2011

Dr. Benoit made a motion to approve the minutes of April 7, 2011, as corrected. Mr. Naylor seconded the motion, with all in favor.

Dr. Benoit made a motion to approve the minutes of April 21, 2011. Mr. Biliouris seconded the motion, with all in favor.

3. Gallagher-Ouelette Property: Minor Subdivision

Owner/Applicant: Susan Gallagher

Location: Mattity Road and Douglas Pike, Assessor's Plat 10, Lots 191 and 192

Zoning: RA-65 (Rural Agricultural)

Attorney Aram Jarrett was present for the applicant. He stated that a letter dated March 23, 2011 was submitted to the Board explaining the situation. The two neighbors are negotiating a land swap to fix the property line so that Gallagher will have enough area for their septic system but to also equalize the parcels. The administrative subdivision will fix the property line and accurately show the right of way. It will need a waiver for an interior angle greater than 200 degrees, thus becoming a minor subdivision.

Mr. Biliouris 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.

Dr. Benoit made a motion that the Planning Board approve the Minor Subdivision for the Gallagher-Ouelette Property, dated April 27, 2011, for AP10, Lots 191 & 192. Mr. Naylor seconded the motion, with all in favor.

4. 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)

This application has been discussed at the past few Planning Board meetings. Some family members are negotiating a subdivision which includes changing property lines. The plans have been updated, but some other issues have arisen. Marc Nyberg has provided a letter agreeing that the clock shall be stopped on the application until the time they resubmit.

5. Community Development Block Grants DR: Review and approval of the special Disaster Relief version of CDBG

The Board discussed a grant application that Mr. Ericson developed. Federal money has been provided to the state for flood recovery. It is available through a competitive grant application process, and the Town would use it for projects related to damages sustained in town. The Board reviewed the materials Mr. Ericson presented to determine consistency with the Comprehensive Plan. The following requests are being made. Mr. Ericson stated that getting all of the money requested is unlikely, but that specific requests may be approved.

\$58,000 for a Cherry Brook hydrological study and design for using the 69-acre Silva Estate land (now owned by the Town) as a detention basin for the southwest sub-watershed (about 40% of the drainage area). FEMA itself does not fund watershed studies.

\$14,000 for culvert repair and trash rack installations at the Cherry

Brook railroad culvert near 146A and possible other locations.

\$1,070,000 for a sewer line from the ATP site to the first Brickle sewer main. In December 2010, DEM denied renewal of the site's wastewater treatment plant operating permit. The line would also pick up houses along the way, including those with RIDEM Notices of Violation.

\$620,000 for acquisition and stabilization of the ATP site for non-profit redevelopment as a green commercial/manufacturing incubator site with LMI job opportunities.

\$92,000 for matching funds for a forthcoming EDA-DR application. The US Economic Development Administration requires a 20% match with a \$500,000 recommended cap for this grant. The EDA funding is a one-time analog to the CDBG-DR program.

Dr. Benoit asked if the proposed sewer line will require a pump station. Mr. Ericson said it will be a gravity system. Dr. Benoit also asked about the proposed ATP site and whether it will be a tax-generating property. Mr. Ericson said it would be slated for manufacturing and fully taxable. The Board discussed the possibilities on what this site might be used for, but concluded that it is a conversation that can be held in the future, since the town does not have the money yet. The Chair stated that he has some concerns about validating things without more knowledge of the intricacies of the requests. Mr. Ericson stated that the Town Council will be

reviewing and voting to authorize the Town Administrator to sign the grant application. The Planning Board is making comments and reviewing for consistency with the Comprehensive Plan.

Dr. Benoit made a motion that the Planning Board certifies that to the best of its knowledge, the activities proposed are not in conflict with the general policies set forth in the Comprehensive Community Plan of the Town of North Smithfield. Mr. Simone seconded the motion, with Messrs. Gibbs, Simone, Naylor, Benoit, and Biliouris voting in favor, none against. The vote was 5-0.

Dr. Benoit made a motion to authorize the Chair to sign the grant application for the Planning Board. Mr. Simone seconded the motion, with Messrs. Gibbs, Simone, Naylor, Benoit, and Biliouris voting in favor, none against. The vote was 5-0.

6. Summer schedule: Selection of meeting dates

The Board discussed the summer schedule, with regard to vacations and upcoming applications. Dr. Benoit made a motion that the Board will not meet on July 7 and August 18, 2011. Mr. Simone seconded the motion, with all in favor. The Board's summer meetings (unless changed at a future date) will be July 21 and August 4, 2011.

7. Planning Update: Review of current events

Mr. Ericson gave a quick update on the Healthy Places by Design grant. He also responded to Dr. Benoit's question about Dowling Village with the update that as of now, Super Wal-Mart is still scheduled to open in August, and that no other tenants officially signed on, but there are parties still talking to the developer about leases.

8. Mr. Simone made a motion to adjourn at 7:58 pm. Dr. Benoit seconded the motion, with all in favor.