

**Town of North Smithfield Planning Board**

**Kendall Dean School, 83 Green Street**

**Thursday, April 19, 2012**

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

**1. Roll Call**

**Present: Chair Lucien Benoit, Dean Naylor, Gene Currie, Alex Biliouris, Mali Jones. Absent: Gene Simone, Art Bassett. Also present was Town Planner Bob Ericson.**

**2. Approval of Minutes: April 5, 2012**

**Mr. Biliouris made a motion to approve the minutes of April 5, 2012.**

**Mr. Naylor seconded the motion, with all in favor.**

**3. CDBG-R application: Discussion, vote or other action on approval for consistency with the Comprehensive Plan.**

**Mr Ericson informed the Board of the intent to request a CDBG-R grant for the purpose of allowing WNDC to install solar electric (photovoltaic) technology and state-of-the-art thermal window film in the construction of Marshfield Commons. The photovoltaics will be used for the management structure only, not the housing units. The**

**thermal window film, which will be installed on 185 west/southwest-facing windows throughout the development, will reduce summer heat gain, thus lowering building operating cost. Ms. Jones commented that if energy consumption can be reduced, it is a good thing for the Town.**

**Mr. Ericson stated that a public hearing concerning this application was held on April 16, 2012 prior to the Town Council meeting on the same day. The Town Council approved the CDBG-R application contingent upon Planning Board approval.**

**Ms. Jones made a motion to approve the CDBG-R application for consistency with the Comprehensive Plan. Mr. Naylor seconded the motion. The votes were as follows: Yes-Mr. Currie, Mr. Biliouris, Ms. Jones, Mr. Naylor and Nay-Chairman Benoit.**

**4. Review of proposed zoning ordinance amendment to Section 6.19, Regulation of groundwater aquifer zones, groundwater recharge areas, wellhead protection areas and water supply basin with possible votes or other actions on consistency with the Comprehensive Plan and other recommendations to the Town Council.**

**Mr. Ericson began by stating that the Board may want to focus the percentage of impervious coverage to be permitted by the Town, as**

was discussed at the last Planning Board meeting. Mr. Currie pointed out that many of the businesses in the Town are within the aquifer area, thereby possibly discouraging business expansion because of limitations on impervious surfaces. Mr. Biliouris suggested looking at new technologies in ways to clean the water as well as catch basin changes in addition to restricting impervious coverage. Mr. Naylor voiced his concern about the importance in preserving clean water in the Town and Ms. Jones concurred. The Board agreed that there needs to be a proper balance between the impervious surface in residential and business property.

Mr Currie made a motion to continue discussion of this topic until the May 3 meeting. Motion was seconded by Mr. Naylor with all in favor.

5. Review of proposed zoning ordinance amendment to Section 6.13-6.15, Parking and Loading with possible votes or other actions on consistency with the Comprehensive Plan and other recommendations.

Mr. Ericson noted that the Town Council's public hearing will probably begin in August, so we have time to consider recommendations for revision. He began comments with section 6.13.1 of the proposed amendment to the Zoning Ordinance. The Board discussed concerns with the restriction to no unregistered vehicles on a property. Mr. Currie suggested changing the ordinance to allow two unregistered vehicles. Dr. Benoit pointed out that there

**must be a distinction made between 'unregistered' and 'junk'. He suggested requiring the vehicle to have a current inspection sticker.**

**Mr. Ericson moved to section 6.13.2 section A concerning the restriction on parking or storage of commercial vehicles and construction equipment of over five tons gross combined weight. After discussion, the Board agreed the ordinance restriction should use gross vehicle weight as set by the manufacturer.**

**Section B limits the storage of the vehicles to the side and rear of the residence, and Section C states the vehicle cannot be stored within ten feet of the lot line. Board members agreed with the storage location and the ten foot distance from the lot line.**

**Mr. Ericson read Section 6.15.1 concerning off-street parking in dwellings, transient lodging and commercial uses. The Board suggested modifying the parking for Transient Lodging, specifically Bed and Breakfast to include the residential parking requirement as well as one (1) parking space per guestroom or suite. The comment stating 'Office and professional uses can be one category at 3 per 1000. Medical and out-patient can be separate category at 4 per 1000' will become "Office and professional uses can be one category at 3 per 1000. Medical and out-patient can be separate category at 4 per 1000." It was suggested that or parts thereof should be added following 1000.**

**Board members generally agreed on the verbage contained in Section 6.15.2.4.**

**Mr. Naylor made a motion to continue this agenda item at the May 3, 2012 meeting. Mr. Biliouris seconded with all in favor**

**6. School Department FY2013 Capital Budget and Five-year Capital Improvement Plan: Review and recommendations to the Budget Committee and Town Council.**

**Chairman Benoit expressed his concerns that the School Committee has not been forthcoming with the study of the Halliwell School. Mr. Naylor made a motion to request the status of the study of the Halliwell School. The study is needed to enable the Planning Board to make an informed decision concerning the FY2013 budget. Ms. Jones seconded the motion with all in favor.**

**Mr. Naylor made a motion to continue this agenda item until the next scheduled meeting, May 3. Mr. Currie seconded with all in favor.**

**7. Cherry Brook sub-watershed: Review and approval of letter to Town Council regarding stormwater management options.**

**Chairman Benoit stated that he was concerned about the lengthiness of the letter due to the inclusion of historical information that may be redundant. Mr. Ericson agreed to move his request to the beginning**

**of the letter and include the history as an addendum. Mr. Ericson will modify the letter and it will be discussed at the May 3 Planning Board meeting and then it will go to the Town Council.**

**8. Zoning Ordinance Section 17: Discussion, vote or other action on the status of Section 17 and the consequences for Article V of the Land Development and Subdivision Regulations.**

**Mr. Ericson reviewed the problem with Section 17 of the Zoning Ordinance. The 2006-2007 Town Council never approved the section. Article V of the Land Development and Subdivision Regulations depends on Section 17. Mr. Ericson suggested the Board focus on getting Section 17 approved. Mr. Biliouris made a motion to request that Mr. Ericson approach the Town Council and ask them to consider the problem with Section 17 and correct it by putting it to a vote. Mr. Naylor seconded the motion.**

**After brief discussion, Mr. Biliouris withdrew his motion and Mr. Naylor withdrew his second. Mr. Biliouris made a new motion that the Planning Board request that the Town Council review the current status of Section 17 and take measures necessary to make it legal. Mr. Naylor seconded with all in favor.**

**9. Planning Update: Review of current events.**

**Mr. Ericson gave the Board a quick update on current Planning**

**activities. Chairman Benoit suggested rezoning of the area between Brigidos to Gators Pub to Business Highway (BH) or Professional Service (PS). He also recommended changing the zoning from Park Square to the Lincoln town line to BH. Mr. Ericson agreed to put this subject on a future agenda.**

**Mr. Naylor made a motion to adjourn at 8:45. Mr. Biliouris seconded the motion, with all in favor.**

**Submitted by Roberta Moneghan 4/20/12**