

Town of North Smithfield Planning Board

Kendall Dean School, 83 Green Street

Thursday, September 20, 2012, 7:00 PM

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

1. Roll Call

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

2. Approval of Minutes: September 6, 2012 with corrections. Mr. Currie made a motion to approve the minutes of September 6, 2012 as corrected. Mr. Simone seconded the motion. Ms. Jones abstained from the vote and all other members voted to approve the minutes as corrected.

3. Proposed recommendations regarding OWTS setbacks (continuation): Discussion, votes or other actions on proposed changes to the OWTS setback zoning ordinance (Section 6.12) presently before the Town Council. These changes would limit the area of applicability and establish administrative procedures.

6.12.4 Substandard Systems: Cesspools

Regarding section 6.12.4 (Substandard Systems: Cesspool). As written, the ordinance calls for all cesspools to be brought into conformance within 12 months after the sale of property or by January 1, 2020, whichever date comes first. After much discussion it was decided that the Planning Board would recommend a cesspool phase-out in which town-wide cesspools will be phased by a date, suggested by Mr. Ericson, of January 1, 2016.

Mr. Currie made a motion to approve the language submitted for phasing out of cesspools by January 1, 2016. Mr. Simone seconded the motion with all in favor.

6.12.2 (5) Discussion of five criteria applied for administrative review of development of areas required to have an OWTS system. There was much discussion regarding the need for a town engineer to facilitate the identification of wetlands and enforce the impervious cover limits on parcels. Until that time it is recommended that any enforcement that may be subjective be left out of the ordinance at this time.

6.12.2 (1) Members understood that this section applies only to properties located within surface watersheds of drinking water reservoirs in town (Woonsocket reservoirs 1, 2 and 3) and to school wellhead protection areas.

Mr. Currie made a motion to approve, Mr. Naylor seconded with all in

favor.

4. Section 5.1-4 zoning amendments (continuation): Review of district establishment, district descriptions, and use table regulations. Discussion, votes or other actions on approval for a) consistency with the Comprehensive Plan and b) additional recommendations to the Town Council. Public comment will be encouraged.

See the updated Use Table for modifications.

Mr. Currie made a motion to approve all changes to sections 5.1-5.4 discussed at this meeting, as well as those discussed at the last Planning Board meeting, be sent to the Town Council as exhibits for the public hearing. Ms. Jones seconded the motion with all in favor.

Ms. Jones made a motion to adjourn at 9:35. Mr. Simone seconded the motion, with all in favor.

Submitted by Roberta Moneghan