

**Town of North Smithfield Planning Board**

**Kendall Dean School, 83 Green Street**

**Thursday, July 19, 2012, 7:00 PM**

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

**1. Roll Call**

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

**2. Approval of Minutes: June 7, 2012**

**Mr. Naylor made a motion to approve the minutes of June 7, 2012, as corrected. Mr. Biliouris seconded the motion, with all in favor.**

**3. Highway Business (BH) zoning map amendments: Discussion, votes, or other actions on proposed zoning map amendments for a) consistency with the Comprehensive Plan and b) additional recommendations.**

**The Board reviewed three areas of the Zoning Map for potential rezoning to BH. For Map 1, the Board discussed adding two lots that were not specified in the Comprehensive Plan, but that are adjacent to lots that are on that list. The reason for their inclusion is that there**

is a current proposal for development of the lots. Mr. Nadeau stated that a request to the Town Council for rezoning should come from the applicant. The Board can include the lots with their recommendation, but the applicant should also file separately. Mr. Biliouris made a motion to find that rezoning the lots located on the proposed Zoning Map Plat 1 along Quaker Highway to BH, is consistent with the town's Comprehensive Plan, and that the Planning Board also recommends rezoning Plat 1, Lots 150 and 157 to BH. Mr. Naylor seconded the motion, with all in favor.

Ms. Jones made a motion that rezoning the lots located on the proposed Zoning Map Plat 1 along Victory Highway to BH, is consistent with the town's Comprehensive Plan. Mr. Naylor seconded the motion, with all in favor. The Chair pointed out that the Comprehensive Plan calls for the rezoning of the land behind Brigido's to be rezoned to VR, but the Board prefers to leave it zoned BN.

Mr. Biliouris recused from voting on Map 3 because he represents the landowner of part of the land included in this map. His recusal is for the same reason he recused from the Dowling Village application. Mr. Currie made a motion that rezoning the lots located on the proposed Zoning Map Plat 21A (areas denoted in red), is consistent with the town's Comprehensive Plan. Ms. Jones seconded the motion, with all in favor. Mr. Biliouris rejoined the Board after the vote.

**4. Proposed Zoning Ordinance Section 6.19 amendments: Regulation of groundwater aquifer zones, groundwater recharge areas, wellhead protection areas, and water supply basin with possible votes or other actions on recommendations to the Town Council, most notably for percentage of impervious cover in various zoning districts.**

**Mr. Ericson explained that the Board had already found the ordinance consistent with the Comprehensive Plan, but had asked for further discussion on the major issue of setting percentages for impervious area by zone. Mr. Ericson had submitted a spreadsheet to the Board with different scenarios to review before the meeting. Caroly Shumway was also present, representing the Ordinance Review Committee.**

**The Board discussed options, including trying to strive for a balance between preserving property owners' rights and encouraging development and protecting the town's water. They also discussed that future technologies may be able to preserve the water even with larger impervious areas.**

**Dr. Benoit made a motion that the Planning Board recommends to the Town Council the following changes to Section 6.19 amendments: 1) that the Town changes from a lot size based formula to a zoning use formula to determine percentage of impervious area for lots, and 2) that the absolute maximum percentage of impervious area for each zone be as follows: M-40%, BH-35%, RA-12%, RS-15%, REA-10%,**

**RU-25%, PS-35%, BN-35%, and all commercial-35%. Mr. Bassett seconded the motion. Planning Board vote was as follows: YES: Dr. Benoit, Mr. Bassett, Mr. Biliouris. NO: Mr. Naylor, Ms. Jones. Motion passed with a vote of 3-2.**

**The Board clarified that the motion referred to the whole aquifer district. Mr. Ericson stated that any individual member can attend the public hearing at the Town Council meeting.**

**5. Slatersville Historic District map amendments: Discussion, votes, or other actions on proposed zoning map amendments for a) consistency with the Comprehensive Plan and b) additional recommendations.**

**Mr. Ericson informed the Board that the Slatersville Historic District zoning map can be extended two more years by reprinting the map with the date November 30, 2012 changed to November 30, 2014. He added that any addition of the Congregational Church (or other) property should emanate from the subsequent public hearing.**

**Mr. Biliouris made a motion that the Planning Board finds the Slatersville Historic District Map amendments consistent with the North Smithfield Comprehensive Plan. Mr. Naylor seconded the motion, with all in favor.**

**6. Proposed Zoning Ordinance Section 5 amendments: District Use**

**Regulations. Discussion, votes, or other actions on proposed zoning map amendments for a) consistency with the Comprehensive Plan and b) additional recommendations.**

**The Board reviewed a table with changes highlighted. Mr. Ericson stated that the Board should be looking at the changes to look for consistency with the Comprehensive Plan or to make recommendations to the Town Council. Mr. Biliouris asked if there was a copy of the old table that the Board could use to compare the changes. Mr. Ericson said that he could get that done for the Board and asked them to then look through the document and mark up what's important for future discussion.**

## **7. Planning Update**

**Mr. Ericson informed the Board that Susan Guerard, who had previously appeared before the Board for a minor subdivision with easements, has asked the Planning Department about a potential buyer that wants to build a farm stand in the front field. If the easement has not been recorded, the Planner could do it administratively, unless the Board objects. No one on the Board had any objections.**

**Dr. Benoit made a motion to amend the agenda to discuss care and maintenance of detention basins in town. Mr. Biliouris seconded the motion, with all in favor.**

**Mr. Ericson first gave a quick update about Landmark Hospital being shut off by BlueCross BlueShield and that Steward may not be able to complete acquisition. He added that the loss of the Woonsocket hospital and North Smithfield rehab hospital would be costly for the town.**

**The Chair asked Mr. Ericson about care and maintenance of the detention basins in town. Mr. Ericson stated that all approved plans include a maintenance plan, but that the plans are hardly ever followed after the bonded first year. The Chair stated that he has seen some detention ponds with 20' trees. He asked if DPW was aware of the situation and whether the Conservation Commission could get some volunteers to help. Mr. Ericson stated that this may be a labor issue that would have to be negotiated.**

**Mr. Ericson added that there is no work order system in town, and DPW is understaffed. The town administrator has been working out an agreement with neighboring towns to borrow their catch basin vacuum trucks. The Chair asked if all approved plans from the last 10-15 years are available for the DPW to review and see what needs attention. Mr. Ericson said that they are in the process of being digitized.**

**Mr. Ericson also said that the Board will need to get back to their review of the Land Development and Subdivision Regulations in the**

**near future.**

**Mr. Bassett made a motion to adjourn at 9:00 pm. Mr. Biliouris seconded the motion, with all in favor.**

**Submitted by Angela Pugliese**