

## **Town of North Smithfield Planning Board Meeting**

**Kendall Dean School, 83 Green Street**

**Thursday, March 21, 2013, 7:00 PM**

**The Chair called the meeting to order at 7:05 pm.**

### **1. Roll Call and introductions**

**Present: Chair Dr. Lucien Benoit, Dean Naylor, Mali Jones, Art Bassett, Kerri Tunnicliffe. Also present were Town Planner Bob Ericson and Town Solicitor James Lombardi. Gene Simone was absent.**

### **2. Approval of Minutes: February 21, 2013**

**Mr. Naylor made a motion to approve the minutes of February 21, 2013. Ms. Jones seconded the motion, with all in favor.**

### **3. Pre-Application Conference: Walgreen's proposal for a pharmacy on Plat 21, Lots 33 & 66, Eddie Dowling Hwy near Stop & Shop**

**Doug Benoit from Arista Development, Inc. and attorney Beth Noonan presented the Walgreens project. John Kuchich from Bohler Engineering presented the preliminary details of the project proposed for Eddie Dowling Highway on Plat 21, Lot 33 and 36, in front of the Stop and Shop site. The two lots will be combined and the existing**

**building will be demolished. Bohler is proposing a 14,800 square foot building with 53 parking spaces. Because of topography differences, two walls are being proposed, one along 146A and the other at the rear of the property. Mr. Kuchich used a site plan to show where the deliveries will be made in the back of the building and the placement of the drive-thru window. Driving will be one-way in the back around the corner to the drive-thru. There will be full traffic circulation in front of the building.**

**Chairman Benoit asked about the handling of runoff. Mr. Kuchich replied that it would be dealt with underground.**

**Ms. Jones questioned Mr. Benoit about the section of land extending across the Stop and Shop access road along Rt. 146A. That property is part of these lots but is currently under lease agreement and will not be utilized in the development of Walgreens.**

**Mr. Naylor and Mr. Bassett expressed concern for the entrance/exit at Rt.146A. There will be one entrance on the Stop and Shop side on Stop and Shop Drive. That traffic, when exiting, will use the light at the corner of Rt.146A and Park Avenue. There will also be an entry/exit in front of the building onto Rt.146A. This presents a potentially dangerous traffic situation with traffic turning left or trying to cross to Park Avenue. Mr. Kuchich explained that a traffic study will be done and RIDOT is being consulted. Mr. Bassett recommended the cut be exit only and more specifically right exit only. Mr. Bassett**

**also pointed out that on the plan Landmark Medical Center is not in the correct location.**

**Chairman Benoit expressed his concern with the danger of two-way traffic and pedestrians on the west side of the building. This may be remedied by extending east the one-way section of driveway.**

**Ms. Noonan stated that there will be no need to seek zoning changes. The lot meets all setback standards.**

**Traffic engineer Mr. Paul Bannon from RAB Professional Engineers, Inc., the traffic engineering firm responsible for doing the Traffic Study, will be coordinating all roadwork with RIDOT. He pointed out a problem with traffic backing up on Park Avenue because of the inappropriate timing set for the traffic light at the intersection. The timing will be addressed for this project.**

**Mr. Ericson asked the following questions:**

**\* What is the maximum trailer size that will be making deliveries? Mr. Kuchich responded that the trucks will be WB50. 50 refers to the wheelbase distance in feet from the front axle of the tractor to the rear axle of the trailer.**

**\* Have they considered the snow storage? Mr. Kuchich responded that this is something they engineers will look at.**

**\* Mr. Ericson commented that there could be only a five car stack at the light at the intersection of Rt.146A and Park Avenue because of the distance between the proposed exit from Walgreens parking lot and the traffic light.**

**\* Is the building going to be LEED rated? Mr. Ericson explained that North Smithfield is a Green Community and he would like to see at least LEED Silver development of this site.**

**\* Mr. Ericson stated that RIDOT will be doing roadwork on Rt.146A in late April/early May 2013, and the applicant should reference the final design state's plans to show lane configurations on the plan.**

**\* Ms. Noonan stated that she is aware of the New England character desired for the design of Walgreens in North Smithfield and assures the Board that it will be addressed.**

**Ms. Noonan concluded the presentation for Walgreens and will return for Master Plan Review in the future. Mr. Ericson stated that this is a consultation and not a pre-application so there is no need to take any action.**

**4. Extension of Christina Way: Discussion, vote or other action on whether the PB would consider a waiver on the length of a dead end**

**street for more than 600 feet on Plat 14, Lot 37.**

**Mr. Marc Nyberg, surveyor from Mark N. Nyberg Associates, Inc. presented a plan to extend the length of a dead-end street another 892 feet for a development to be built on Plat 14 lot 37. Christina Way is already 400 feet and the length limit, per the Land Development and Subdivision Regulations, is 600 feet. Below Christina Way, there is another 1350 feet to the single access point for the subdivision creating a 1950 foot dead-end street.**

**Chairman Benoit expressed public safety concerns with a road of that length. He suggested possibly using Leonard Drive as a second egress as a way out of the development. Ms. Jones expressed concern with using Leonard Drive as it would become a cut-through street to other developments such as Mattity Estates and Nipsichuck Estates She also feels the increase in traffic would change the nature of those subdivisions. Chairman Benoit countered that the Planning Board cannot deny the use of land even if it changes the character of a development.**

**5. Comprehensive Plan recommended Zoning Map changes: Section D 4.1, items 37, 47, 52 and 60 would down-zone four areas to Rural Residential Conservation (RRC, also known as REA-120). A) Discussion, vote or other action regarding consistency with the Comprehensive Plan. B) Discussion, vote or other action under local ordinance regarding recommendations for changes to the Town**

**Council.**

**5A. Comprehensive Plan: proposed REA Zoning map changes.**

**Mr. Ericson suggested that the Board first vote on consistency with the Comprehensive Plan. Mr. Bassett made the motion: The Planning Board find the proposed Zoning Ordinance changes to RRC (aka REA-120) are consistent with the Comprehensive Plan, most notable because they appear in the Comp Plan Land Use Sections D-4.1 as items 37, 47, 52, and 60. Mr. Naylor seconded the motion with all in favor.**

**Mr. Lombardi left the Planning Board meeting at 8:05 pm.**

**5B. Comprehensive Plan: proposed REA zoning map changes (recommended revisions):**

**Mr. Ericson explained that down-zoning lots 177, 176, 178, 140, 141 and 142 would create pre-existing non-conforming lots, which is not a good idea. Lots 28, 31, 36 and possibly 71 could be down-zoned without any problems. Also, there is a proposal with the Planning Department for lot 28 that has not yet been reviewed by the Planning Board. Both Mr. Bassett and Chairman Benoit requested copies of the large map for lot 28 for the next Planning Board meeting.**

**Mr. Ericson stated that the Town Council will be drafting rules**

regarding the format for submission of zoning amendments. He suggested the Board hold off on making a decision until the rules have been defined by the Town Council. Chairman Benoit agreed that there was no reason to vote at this time.

**6. Zoning Ordinance Section 17 review: A) Discussion, vote or other action under state law regarding consistency with the Comprehensive Plan. B) Discussion, vote or other action under local ordinance regarding recommendations for changes to the Town Council.**

Mr. Ericson suggested the Board also hold off on making a decision regarding Section 17 of the Zoning Ordinance until the Town Council has defined the rules for submission of zoning changes.

The Board agreed.

**7. Capital Budget: Discussion, vote or other action on capital budget items for Public Works, Parks and Recreation, and School Department**

Mr. Michael Clifford, Chairman of the NS Budget Board was in attendance.

Mr. Ericson announced that the School Committee had voted to keep the Halliwell School up and running. Mr. Bassett stated for the record that the Planning Board recommended that Halliwell be closed in September 2013, and existing students be moved to other locations in

**town.**

**The Board looked first at the capital investments for the Kendall-Dean School administration building. There was much discussion on the proposal to spend \$85,000 to put in a new boiler at Kendall-Dean or just pay annually for more repairs. Mr. Ericson explained that the Kendall-Dean School building was built in 1935 and is a very good building. Chairman Benoit stated that there are currently 8 to 13 people working in this building, and the use of the building is wasteful.**

**Mr. Clifford stated that the School Committee has allocated \$35,000 in the 2014 budget for repairs to the boiler at Kendall-Dean. This allocation would be unnecessary if a new boiler were installed.**

**Ms. Jones said that she would prefer to wait until an analysis of all the buildings in Town is completed and Kendall-Dean is determined to be usable to decide if the new boiler should be purchased.**

**Mr. Bassett commented that it is a waste to utilize this building for only eight people. But he does think that this building is valuable to the Town because of its history and building quality.**

**Mr. Ericson suggested using the building as a Municipal Center. Because the deed states that this building must be used for education, there are limitations as to its use. Mr. Ericson thought a**

**Municipal Center could be used for Town-wide teaching and other educational uses.**

**Ms. Tunncliffe thought it was premature to make a decision on installing a new boiler when it has not been determined what the building will be used for. Ms. Jones agreed with Ms. Tunncliffe.**

**Mr. Ericson explained that modular boilers will be utilized in Kendall-Dean and more modules can be added if needed later when it was determined what the building will be used for.**

**Mr. Bassett made a motion to accept the 2013 fiscal year projection for Kendall Dean School with \$85,000 for a new furnace with the condition that any money allocated by the School Department for repair of the boiler be removed from their budget if a new boiler is purchased. Mr. Naylor seconded the motion. Vote: Aye: Mr. Naylor, Chairman Benoit, Mr. Bassett and Ms. Jones. Ms. Tunncliffe abstained.**

**The Board talked at length concerning the Capitol Budget plan for the DPW department. Ongoing budget discussions project \$21,000 for Joe Casali to do a pavement study and long-term management plan, \$150,000 in operating expenses for repairs and \$300,000 for repaving. Mr. Casali will determine the condition of the worst road segments between July 1 through August 15 and produce a report for immediate repairs and DPW can do the repairs in the fall. Mr. Casali**

would finish the report over the winter and DPW would do repaving in the spring and summer of 2014.

Mr. Bassett suggested coordination of effort with neighboring municipalities to save funds associated with the road repairs when those roads may contain outside services such as Woonsocket Water Service. Mr. Ericson suggested training in essential management skills and proposal writing.

No action was taken on DPW.

The Police Department has requested three new police cars in their budget. This will be discussed at the next Planning Board meeting on April 4.

8. Planning Board Mission Statement: Discussion, vote or other action on mission statement, notably regarding infrastructure.

Chairman Benoit started off the discussion stating he believes North Smithfield should have a 5-10 year plan for maintenance of public improvements such as catch basins and retention ponds. He suggested a field trip to Burrillville to view Lapham Farm Road and compare it to roads such as Black Hill Road, Pound Hill Road and part of Mattity Road. He stated that Lapham Farm Road should be used as an example of proper roadway maintenance.

**Mr. Naylor suggested the Planning Board receive copies of the reports to be created by Joe Casali Engineering, the Town's contract engineer, and provide guidance to DPW where needed. Mr. Ericson spoke about possibly asking a team of students from Bryant University to analyze DPW operations and make suggestions regarding a work order system. Mr. Ericson mentioned the possibility of the use of Facility Dude software for asset management and work order tracking.**

**Mr. Clifford verified the amount budgeted in the School Department budget for maintenance repairs on the boiler at the Kendall-Dean Administration building is \$4,000.**

**Mr. Ericson noted a procedural oversight in Item 6A. Mr. Bassett made a motion to change the order of the meeting and return to item 6A on the agenda, Zoning Ordinance Section 17 review. Ms. Tunncliffe seconded with all in favor.**

**Mr. Bassett made a motion to find the proposed Zoning Ordinance Section 17 amendments consistent with the Comprehensive Plan, most notably Section D on Land Use, D-4.2, items 5 and 6. Chairman Benoit seconded. Roll call vote: Aye: Mr. Bassett, Mr. Naylor, Chairman Benoit, Ms. Tunncliffe. Ms. Jones abstained.**

**9. Slatersville Stone Arch Bridge: Discussion, vote or other action on RI Department of Transportation's proposed bridge widening design,**

**notably the absence of a pedestrian railing.**

**After a short discussion with Mr. Ericson away, Mr. Bassett made a motion that the Planning Board recommends a crash-tested railing for the pedestrian walkway on the proposed Slatersville Stone Arch Bridge. Ms. Jones seconded the motion with all in favor. The bridge will provide a gateway to the proposed National Park. Its walkway provides a scenic overlook of the historic dams and raceway.**

**Upon Mr. Ericson's return a discussion ensued concerning the need for the pedestrian walkway to be on the scenic side of the bridge to avoid pedestrians crossing traffic to observe the dams. Ms. Jones made a motion to request that the walkway be put on the scenic side of the Stone Arch Bridge. Ms. Tunncliffe seconded with all in favor.**

**10. Planning update: Summary of new developments with the All Boards & Commissions meeting, Dowling Village tenants and traffic, planned bridge repairs, applications in process, and meetings schedule.**

**There was a short discussion concerning the roadway between CVS and Lowes at the Dowling Village site. There have been car accidents and a need to slow the traffic down by adding a crosswalk, stop signs, and additional lane signs.**

**Mr. Naylor made a motion to adjourn at 9:30 pm. Mr. Bassett seconded the motion, with all in favor.**

**Submitted by Roberta Moneghan, March 25, 2013**

**Approved by Planning Board, April 4, 2013**