

**Town of North Smithfield Planning Board**

**Kendall Dean School, 83 Green Street**

**Thursday, July 17, 2014, 7:00 PM**

**The Chair called the meeting to order at 7:07 pm.**

**1. Roll Call: Present: Mali Jones, Dean Naylor, Art Basset and Gene Simone. Also attending were Town Planner Robert Ericson and Town Solicitor James Lombardi III. Absent: Cynthia Roberts and Lucien Benoit.**

**2. Approval of Minutes: Motion by Ms. Jones to approve the May 15, 2014 minutes with corrections. Second by Mr. Bassett with all in favor (4-0).**

**3. Disclosure: This is the point where anyone can disclose potential conflicts related to matters before the Board. Each member has the option to recuse under RI ethics regulations or abstain from voting for other reasons. No one had a disclosure.**

**4. Master Plan, Major Subdivision with public hearing: Christina Way Extension**

**Applicant: Nicholas J. Goodier, Esq.**

**Location: Christina Way**

**Assessor's Plat 14 Lots 37 and 188**

**Zoning: RA**

**Attorney Nicholas Goodier requested a continuation based on the letter he submitted acknowledging a defect in notification and offering to “stop the clock” on the state’s days allowed for a Planning Board decision.**

**Mr. Ericson noted that the plan was submitted on May 19, so August 21 would give us plenty of time. Sep 18 would be the 120th day even without the letter.**

**At the Chair’s suggestion, Mr. Ericson polled the members on availability for Aug 21. Messrs. Simone, Bassett and Naylor said they would be available; Ms. Jones would be on vacation but could be available if needed.**

**Regarding the plan, Mr. Ericson said master plans do not include stormwater management design, and we needed to avoid any misunderstanding. Mr. Goodier agreed to write a letter saying that the location of the detention pond was conceptual only.**

**Ms. Jones moved that the Planning Board accept the proffered letter. Second by Mr. Simone, with all in favor.**

**Ms. Jones moved to open the public hearing. Second by Mr. Bassett, with all in favor. This was done for the purpose of continuing it to a date certain to allow correction of the notification defect.**

**Art Bassett moved to continue the public hearing to August 21.  
Second by Mr. Simone, with all in favor.**

**5. Preliminary Plan, Minor subdivision: Harold Morris Trustee**

**Applicant: Harold Morris Trust**

**Location: Black Plain Road**

**Assessor's Plat 15 Lot 216**

**Zoning: RA**

**Mr. Ericson explained that the plan carves out one lot from a larger lot. The existing conditions will remain unchanged, so we need only one plan sheet. Surveyor Mark Nyberg explained that there was a buyer for the house, hence the need for the new carved-out lot. He then explained survey details.**

**Chairman Naylor summarized Mr. Nyberg's comments, and all parties agreed that the next plan to create more lots would be a separate application (not a second phase).**

**Mr. Bassett moved to amend the motion to approve the Harold Morris Trustee plan, second by Mr. Simone with all in favor.**

**At Mr. Ericson's suggestion, Mr. Bassett moved to add the July 2014 plan date to the previous motion. Second by Mr. Simone, with all in**

**favor.**

**6. Proposed zoning map amendment: Plat 4, Lots 102 and 433 from RA to RU. Beverly Jarry, applicant. Discussion, vote or other actions regarding consistency with the Comprehensive Plan. The Board may vote additional recommendations under local ordinance.**

**Mr. Ericson explained that this is a private party application. He said that the decision is easy, because the Comp Plan proposes this change on Map D-1. The area now has water and sewer..**

**Mr. Bassett moved to find the proposed rezoning of Lots 102 and 433 consistent with the Comprehensive Plan based on Map D-1 in the Comprehensive Plan. Second by Ms. Jones, with all in favor.**

**7. Town Council actions on Anchor Subaru rezoning: Discussion, vote or other action by the Planning Board regarding implications for a Preliminary Plan.**

**Mr. Ericson explained that the Town Council voted 5-0 to change the zoning map for Plat 17, Lots 84, 142 and 199 to BH with appropriate transitional restrictions, incorporating the findings and recommendations of the Planning Board. Lot 14 cannot be reconsidered for at least six months by local ordinance (not state law). Anchor will probably return with a Phase I and a detention pond of Lot 14 because the pond is not considered an accessory use.**

If the Planning Board approves it, they will accept the same concepts in the Preliminary Plan. It works like a ratchet system, because the Planning Board could also accept something different. The deep buffer zone concept would no longer apply, although zoning requires a fence or evergreens between commercial and residential zones. Town Solicitor Lomardi concurred with that position.

**8. Recommendations to the Zoning Board of Review: Discussion, vote or other action by the Planning Board regarding dimensional variances for setbacks for Anthony and Elaine Pontarelli, Plat 1, Lot 275 on McCann St.**

Mr. Ericson explained that the site plan for each lot is reasonable. The reduction of front setbacks matches the other homes in the area, most of which are on pre-existing non-conforming lots.

Ms. Jones moved to recommend approval of Pontarelli setback variances. Second by Mr. Simone, with all in favor.

Mr. Ericson said that Walgreens is asking for their standard store signage, which the Town's zoning does not quite accommodate. It improves wayfinding, which helps drivers make better decisions.

Mr. Bassett asked why pylon signs are needed for just one store Mr. Ericson explained that's what people look for; it's culturally based

**wayfinding.**

**Mr. Simone moved to recommend approval of the dimensional variance for Walgreens signage on Plat 21, Lot 33 because it is proportional to the building and offers good wayfinding. Second by Ms. Jones, with all in favor.**

**9. Planning update: Summary of new developments with the Comprehensive Plan, Invest in NS bond, new commercial and manufacturing projects, planned bridge work, applications in process, BRV Heritage Corridor projects, Zoning Board of Review, energy projects and meetings schedule.**

**Mr. Simone asked if Kohl's is ever coming. Mr. Ericson said Kohl's is probably waiting for more build-out and traffic. He added that the Buffalo Wild Wings and Texas Road House will probably make the difference for Kohl's.**

**Mr. Bassett asked about the CVS cut-through and when it would be closed. Mr. Ericson explained that the police would make that request. He offered to remind Chief Reynolds of that role.**

**Mr. Ericson discussed the Garden Club and the memorial plantings in Memorial Park. He noted that President-elect Joanne McGee has been very helpful.**

**Mr. Bassett and Mr. Ericson discussed the bond referendum and the need to raze Halliwell School.**

**10. Adjournment: Mr. Simone moved to adjourn at 8:15. Second by Mr. Bassett with all in favor.**

**Submitted by Robert Ericson on August 14, 2014**

**Approved by the Planning Board August 21, 2014**