

# **Minutes for Town of North Smithfield Planning Board**

**Kendall Dean School, 83 Green Street**

**Thursday, January 15, 2015, 7:00 PM**

**The Chair called the meeting to order at 7:01 pm.**

**1. Roll Call: Present: Cynthia Roberts, Gene Simone, Lucien Benoit, Scott Lentz and Dean Naylor. Also in attendance were Town Planner Robert Ericson, Attorney David Igliazzi and Attorney James Lombardi III.**

**2. Disclosure: Mr. Igliazzi will recuse himself item #6 Anchor Subaru because of his involvement in the project. Mr. Lombardi will fill in for item #6.**

**3. Minutes: There were no minutes to review.**

**4. Annual Organization: Election of officers and adoption of amendments to the Planning Board Rules of Procedure.**

**Mr. Ericson moderated the election of a chair. Dr. Benoit nominated Mr. Naylor for Chairman of the Planning Board. Mr. Simone seconded the nomination. There were no other nominations. Vote was taken for Mr. Naylor. Yes: Ms.Roberts, Mr. Simone, Dr. Benoit, Mr. Lentz and Mr. Naylor. No: none. Mr. Naylor was elected Chairman of the Planning Board with a vote of 5-0.**

**As Chairman, Mr. Naylor then took over moderation of the meeting. Mr. Simone nominated Dr. Benoit for Vice-Chairman and Mr. Lentz seconded. Mr. Lentz nominated Ms. Roberts for Vice-Chairman and Dr. Benoit seconded. A roll-call vote was taken for Dr. Benoit as Vice-Chairman. Dr. Benoit was elected Vice-Chairman of the Planning Board with a vote of 5-0.**

**Dr. Benoit nominated Mr. Lentz as Secretary of the Planning Board. Ms. Roberts seconded. There were no other nominations. A roll-call vote was to taken for Mr. Lentz as Secretary. Mr. Lentz was elected Secretary of the Planning Board with a vote of 5-0.**

**Dr. Benoit made a motion to postpone the discussion of the Planning Board Rules of Procedure until later in the meeting. Mr. Simone and Ms. Roberts seconded with all in favor.**

**Dr. Benoit made a motion to move agenda item 8, Capital Budget Requests, for the next discussion. Mr. Lentz seconded with all in favor.**

**8. Capital Budget Requests: Police, Finance, Public Works. Discussion, vote or other action by the Planning Board.**

**Mr. Ericson passed out revised materials for the Police Department capital budget. Chief Reynolds explained four projects: 1) Three new**

**cruisers with radios/tablets, 2) 19 new workstations with software, 3) three new ATVs with trailer, and 4) one SUV cruiser (to be purchased with cruiser rental receipts).**

**Dr. Benoit asked why the department needed so many new workstations. Lt. Sharon Pagliarini said the new 64-bit Windows 7 server was not compatible with 32-bit Windows XP. Chair Naylor asked why the workstations were \$2,000 each. Lt. Pagliarini said they included specialized public safety software.**

**Chair Naylor also asked about the ATV patrols. Chief Reynolds said National Grid hires two officers and ATVs each day, which yields about \$25,000 per year. Mr. Ericson asked if ATVs were used in pursuit. Chief Reynolds said they don't pursue. Officers are not in uniform. They try to interact with riders and police that way.**

**Dr. Benoit asked how many vehicles the fleet would have after retirements. Officer Cabral said 14. Chief Reynolds said they would retire three vehicles, keeping two cruisers in reserve (they have none in reserve after the most recent vehicle retirements).**

**After further discussion about the Police Capital Budget request, the Board decided to take no action and move this item to the next Planning Board meeting on February 5, 2015.**

**5. Master Plan, Major Land Development: Slater Village with public**

hearing

**Applicant: DAS Contracting Corp Location: 1118-1156 Victory Hwy  
Assessor's Plat 1 Lots 127, 134 & 330 Zoning: Urban Residential  
(RU) with rezoning conditions**

**Attorney Kirby requested in writing that Slater Village and its public hearing be continued to February 5, 2015 and granted tolling of the review clock. Ms. Roberts made a motion to continue the public hearing for Slater Village to the February 5, 2015 Planning Board meeting. Mr. Simone seconded with all in favor.**

**Dr. Benoit made a motion to move agenda item 7, Wide World of Sports pre-application meeting, for the next discussion. Mr. Lentz seconded with all in favor.**

#### **7. Pre-application meeting: Wide World of Indoor Sports**

**Applicant: Peter Sangermano Location: 621 Pound Hill Rd  
Assessor's Plat 8 Lot 299 Zoning: M (manufacturing)  
Discussion, vote or other action by the Planning Board.**

**Mr. Ericson explained that this was a pre-application meeting. He suggested that this project be phased so that the parking lot would not have to go before the Zoning Board of Review.**

**Atty Chris O'Connor represented the applicant. Joe Casali, PE said they would prefer to do the project without phasing. He described the**

site with a brief history. He said the strictest code would require four spaces per 1000 SF. The parking requirement would go from 192 to 255 spaces.

The new stormwater management system would add to the existing system with additional low-impact design features. He introduced Dan Fawcett, operations manager, for any questions regarding operations.

Dr. Benoit asked about infringement on the neighboring agricultural land. Mr. Casali said the survey would show 40.5' clearance to the building, and they would do everything in their power to minimize the need for dimensional variances. Dr. Benoit asked if the land had been subdivided. Mr. Casali that the properties were made condominiums with assigned boundaries, but not a subdivision.

Mr. Naylor asked if they really had enough parking. Mr. Casali said field/game times are staggered to minimize in/out parking conflicts. Mr. Fawcett discussed parking issues with dog shows in the off-peak seasons.

Mr. Ericson said the new Building Inspector/Zoning Official would have to weigh in on zoning violations not cited by the previous BI/ZO. Mr. Casali conceded that the applicant had disturbed 45,000 SF without filing a SWPPP and had not obtained permission to remove earth. Atty Igliozzi said remediation could move in parallel. Mr.

**Ericson noted that hydroseeding had failed and recommended installation of silt sacks in catch basins.**

**Chair Naylor said no motion was needed and the applicant had been apprised of Planning Board concerns. Mr. Lentz then made a motion for a three minute recess at 8:01 PM. Dr. Benoit seconded with all in favor. The meeting resumed at 8:10 PM.**

**6. Major Land Development Project Preliminary Plan: Anchor Subaru with public hearing**

**Applicant: Robert Benoit Location: 949 Eddie Dowling Highway  
Assessor's Plat 17 Lot 14, 16, 80, 84, 85, 142, 167, 199 & 231 Zoning:  
BH and RS**

**Mr. Igliazzi recused himself at 8:10 PM because of his involvement with the Anchor Subaru Major Land Development Project. Atty Lombardi replaced him.**

**Atty Jameson presented his legal review of utilities versus accessory uses. Dr. Benoit asked that it be introduced as Exhibit 1 to show that the applicant had satisfied Planning Board concerns.**

**Mr. Casali explained waiver requests: the curbing on Sayles Hill Rd is concrete, and they want to match the look. He also noted that the landscape buffer requirement conflicted with the need to display vehicles. He explained the recent change in plans so that the parking**

**lot no longer goes into the RS zone.**

**Mr. Casali proposed that peer review be concurrent with DEM filings.**

**The public hearing had been continued from the January 8, 2015 Planning Board meeting. Chairman Naylor asked for comments from the public; there were none. Dr. Benoit made a motion to close the public hearing at 8:24 PM. Mr. Simone seconded with all in favor.**

**Dr. Benoit made a motion to waive the requirement for granite curb from Sayles Hill Rd and allow the concrete curb per the request of the applicant, and to waive the design standard so that a tree buffer between Route 146 and the BH parcel is not required. Mr. Lentz seconded and a roll call vote was taken. Yes: 5, No: 0. The motion passed 5-0.**

**Dr. Benoit made a motion to waive the obligation for prior approvals from RIDOH, RIDOT and RIDEM before filing. Mr. Simone seconded and a roll call vote was taken. Yes: 5, No: 0. Motion passed 5-0.**

**Mr. Lentz made a motion to have the engineering peer review concurrent with submission of the RIDEM applications. Dr. Benoit seconded and a roll call vote was taken. Yes: 5, No: 0. Motion passed 5-0.**

**Dr. Benoit made a motion to approve the Major Land Development**

**Preliminary Plan for Anchor Subaru , applicant: Robert Benoit, location: 949 Eddie Dowling Highway, Assessor's Plat 17 Lot 14, 16, 80, 84, 85, 142, 167, 199 & 231, zoning: BH and RS with the following conditions:**

- 1. Contingent upon approvals from RIDEM, RIDOT and RIDOH,**
- 2. Requirement for administrative remedy for side setbacks.**

**Mr. Lentz seconded and a roll call vote was taken. Yes: Ms.Roberts, Mr. Simone, Dr. Benoit, Mr. Lentz and Mr. Naylor. No: none. The motion passed 5-0.**

**9. Proposed Zoning Amendments: Discussion, vote or other action on consistency with the Comprehensive Plan and other recommendations for proposed amendments to Section 7.9 (dumpsters). This item was not discussed at this meeting.**

**10. Narragansett Improvement Settlement Agreement. Review and discussion in preparation for a meeting with Judge Frank Williams, mediator for the conditional settlement. Review and discussion of the 2003 Land Development & Subdivision Regulations. This item was not discussed at this meeting.**

**11. Planning Update: At Mr. Ericson's suggestion, Public Facilities Improvement Committee and Planning Board candidate David Punchak introduced himself. He explained his background in**

**construction management.**

**4. Continued discussion of Planning Board Rules and Procedures: Mr. Lentz made a motion to accept the Planning Board Rules of Procedure as amended. The amendments include extending the time of the Planning Board meeting by unanimous vote, clarification of Robert's Rules as applied to small bodies, and that new materials can only be presented at the Planning Board meeting if there is a unanimous vote. Mr. Simone seconded and a roll call vote was taken. Yes: 5, No: 0. Motion passed 5-0.**

**11. Planning Update continued: Mr. Ericson discussed Town Council delays in Planning Board appointments. He noted that he, Bobbi Moneghan and Atty Igliozzi had a very productive meeting. on legal issues, beginning at 7:30 am that morning. Mr. Lentz asked about the For Sale sign on the former ATP building. Mr. Ericson said the sign is to demonstrate to the bankruptcy court that the receivers made a diligent effort to seek bids other than that of NeighborWorks.**

**12. Adjournment: Mr. Simone moved to adjourn the meeting. Second by Mr. Lentz with all in favor (5-0). The Planning Board meeting ended at 9:05.**

**Submitted by Robert Ericson on January 29, 2015**

**Approved by the Planning Board on February 5, 2015**