

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

**Kendall Dean School, 83 Green Street**

**Thursday, February 19, 2015, 7:00 PM**

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

**1. Roll Call and Introductions: Present: Gary Palardy, Dinna Finnegan, Lucien Benoit, Scott Lentz, Cynthia Roberts and Dean Naylor. Also in attendance were Town Planner Robert Ericson, Town Solicitor David Iglizzi and Assistant Planner Bobbi Moneghan. David Punchak was absent.**

**2. Minutes: The February 5 minutes were approved as corrected. Motion by Mr. Lentz, second by Mr. Palardy with all in favor (5-0).**

**3. Disclosure: This is where anyone can disclose potential conflicts on matters before the Planning Board. There were no disclosures.**

**4. Capital Budget Requests: Police, Finance, School Department, Public Works, Parks and Recreation. Discussion, vote or other action by the Planning Board.**

**Mr. Lindberg was in attendance with Facilities Director Anthony Kopacz, IT Director Adam Stanley and School Committee Vice-Chair Art Bassett. Mr. Lindberg said the School Committee was reviewing a new needs document for Phase II of the RIDE process. They may**

submit more on March 18, and the ceiling tile project on the present capital request list may go into the bond project.

Mr. Palardy pointed out that certain items were not added into the sum totals. Mr. Kopacz agreed and noted the two items. Mr. Palardy asked if there were grants for energy improvements. Mr. Ericson explained the significant history of energy grants in the School Department. Mr. Lindberg said RIDE reimbursements are now limited to health and safety.

Mr. Kopacz explained the desk/desktop replacements request, the diverter valves project and other projects. Mr. Naylor asked about the need for the high school vestibule redesign. Mr. Kopacz said it added security while saving time and movement for limited staff.

Mr. Stanley discussed the technology requests, which are in three groups. Mr. Palardy asked why it would not be leased. Mr. Ericson said anything in the operations budget adds to the Town's maintenance of effort, which the Town then has to meet in following years. Mr. Stanley said they have minimized costs by using a highly virtualized tech system.

Mr. Naylor asked if Mr. Lindberg had rank preferences. He said the technology package and desk replacements were most needed. The vestibule change is #3 because security and safety are very important.

**Mr. Ericson discussed the Finance request for copiers, noting that the tax collection/assessor's area. He noted that the vacuum truck was removed from the DPW request sheet, and the Police Department has only one car above 50,000 miles. Ms. Finnegan asked which tennis courts would be done. Mr. Lentz said it was limited to Pacheco Park tennis courts.**

**Ms. Finnegan recommended that the Capital Budget items be categorized as high, medium and low priority. The members then proceeded to assign levels to each item.**

**Mr. Lentz and Mr. Naylor read the ranking list and Mr. Ericson read the related notes. Mr. Lentz moved to approve the high, medium and low ranking list with notes, reserving the right to add amendments later. Mr. Palardy seconded with all in favor (5-0). The completed list is attached as part of the minutes.**

**Dr. Benoit made a motion to move item 6 Land Development and Subdivision Regulations ahead of item 5. Ms. Finnegan seconded with all in favor.**

**6. Land Development & Subdivision Regulations: Discussion of potential amendments regarding purpose (Article 1.1), cistern**

**specifications (5.8), subdivision driveway regulations (5.13) and meeting quorums (9.3). Discussion, vote or other action by the Planning Board on recommendations.**

**Mr. Ericson explained the editing method with strike-outs of existing text and additions of red text. He focused on the state quorum vs the local quorum. Mr. Lentz and Mr. Naylor suggested text revisions in the cistern section. Members objected to limiting driveway grades to 12%.**

**5. Comprehensive Plan Workshop: Economic Development concepts. Discussion, vote or other action by the Planning Board on recommendations. Mr. Ericson discussed indoor, high-value crops that could be addressed under a new Business Agriculture zone.**

**7. Planning Board appointment process: Discussion, vote or other action by the Planning Board on recommendations to the Town Council. Town Councilor and Planning Liaison Paul Zwolenski has been invited.**

**Ms. Finnegan recounted her experience getting appointed to the Planning Board. She sent a letter of intent, then filled out the standard application. After that the Town Council required two newspaper ads, resumes and interviews. Dr. Benoit said it used to be that you submitted your letter of interest, and it went to the Town Council. The process was simple and clean. No one tried to round up people, or**

**advertise that applicants should be “progressive.”**

**Dr. Benoit said he thought the present Town Council was out of line in this selection process. Mr. Naylor said this process was an aberration. Mr. Ericson agreed and recounted the problems he had getting a 2nd Alternate appointed, finally at 10:30 on Tuesday night.**

**Mr. Ericson explained that Mr. Zwolenski was unavailable but could come on March 19. Discussion ensued about how the Planning Board might review applications and make recommendations.**

**8. Zoning Review Board. Discussion, vote or other action by the Planning Board on recommendations to the Town Council. Town Councilor and Planning Liaison Paul Zwolenski has been invited.**

**Mr. Ericson explained that previous Ordinance Review Committee and Ordinance Development were partly useful and partly problematic. The preferred method is a Town Council Ordinance Subcommittee connected by email, PDF and Google Drive to other groups working on ordinances. He noted that he has held day-long open email conferences on specific projects with engineers, architects, developers, etc. in several different states.**

**9. Planning Update: Mr. Ericson discussed the Town Council tabling of the zoning change petition on Farm Street. Dr. Benoit asked if there was still room for Kohl’s in Dowling Village. Mr. Ericson said it would**

**be a 65,000 SF building between Texas Road House and Lowe's.**

**9. Adjournment: Ms. Finnegan moved that the Planning Board adjourn. Second by Mr. Palardy with all in favor (5-0). The meeting ended at 9:50.**

**Submitted by Robert Ericson on February 26, 2015**