

Minutes for Town of North Smithfield Planning Board

Kendall Dean School, 83 Green Street

Thursday, May 21, 2015

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

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

Disclosure:

Mr. Lentz disclosed that he lives near the applicants Wayne and Jeanne Stone. There was no cause for Mr. Lentz to recuse himself.

Minutes: March 19 & April 2, 2015

March 19 minutes: Mr. Lentz made a motion to accept the minutes as amended. Ms. Finnegan and Mr. Palardy seconded with all in favor.

April 2 minutes: Ms. Finnegan motioned to accept the minutes as amended. Ms. Roberts seconded with all in favor.

Preliminary Minor Subdivision Plan: Minor Subdivison for Wayne & Jeanne Stone

Applicant: Wayne Stone

Location: Cider Mill Rd, Assessor's Plat 1 Lot 12

Zoning: RS-40 (Suburban Residential)

Discussion, vote or other action by the Planning Board

Marc Nyberg, Professional Surveyor was present to represent the applicant. He explained that RIDEM has given OWTS approval. Ms. Roberts made a motion to accept the calculation of impervious coverage into the record as Exhibit 1. Mr. Palardy seconded with all in favor. Mr. Lentz made a motion to approve the Preliminary Minor Subdivision Plan submitted by applicant Wayne Stone, site location Cider Mill Road, Assessor's Plat 1 Lot 12, zoning RS (suburban residential), plan dated May 2015. Ms. Finnegan seconded with all in favor (5-0 roll call vote).

Grow Smart RI training:

Mr. Ericson initiated a discussion of the concept of quasi-judicial bodies. At the Grow Smart RI training class entitled Conducting Effective Land Use Reviews, the Planning Board was depicted as a quasi-judicial body even though no state law requires it to be one. Both Mr. Lentz and Mr. Palardy suggested adding a clarification of this into the Planning Board Rules of Procedure.

Mr. Ericson said the Planning Board can consider quality of information independent of education and experience in a professional field. Members and staff also discussed expert witnesses brought by applicants and residents versus citizens who

are experts in their own lives and experiences. The Planning Board does not recognize witnesses as experts, nor do they swear them in as would be done by the Zoning Board of Review, which is a quasi-judicial body.

Ms. Finnegan and Mr. Lentz discussed other topics from the training and Mr. Lentz' Concept Notes. Such topics included recusal, the five tests (state law) for subdivision approval, explanation of dissenting decisions and site visits.

Smithfield Proposed Zoning Amendment:

Discussion, vote or other action on proposed rezoning of Plat 48, Lot 31 Unit 1 near Colonial Toyota off Route 116, with possible recommendations to the Town Council. A motion was presented by Ms. Finnegan stating the Planning Board received notification of the proposed zoning amendment from the Smithfield Zoning Board only because a North Smithfield water supply is within 2,000 feet of the Smithfield boundary, and the Planning Board has no comment. Mr. Palardy seconded the motion and there was a roll call vote. Yes: 5, No: 0. Motion passed 5-0.

Comprehensive Plan Workshops and Training:

The Circulation section of the Comprehensive Plan will be discussed at the first workshop that will be scheduled for June or July. Before the workshop, the staff will distribute the Richmond, RI Comprehensive Plan that is being used as a an example and also the

new section. The workshop will be advertised and will include the public.

Planning Update: Mr. Ericson discussed the current status of Walgreen's and tenant construction in Dowling Village.

Adjournment: Mr. Palardy made a motion to adjourn at 9:15 pm, Ms. Finnegan seconded, all in favor (5-0)

Submitted by Bobbi Moneghan and Robert Ericson on June 2, 2015

Approved by the Planning Board on June 18, 2018