

Minutes for Town of North Smithfield Planning Board

Kendall Dean School, 83 Green Street

Thursday, January 21, 2016

The Chair called the meeting to order at 7:04 pm.

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

2. Disclosure: There were no disclosures.

3. Minutes: The board reviewed the minutes of December 17, 2015. Minor changes were recommended. Ms. Finnegan made a motion to accept the minutes of December 17 as amended, seconded by Mr. Palardy and Mr. Lentz. All members voted in favor of accepting the minutes as amended (5-0).

**4. Decisions: Providence Pike Estates Preliminary/Final decision
Minor Subdivision Preliminary Plan: Providence Pike Estates
Applicant: Frank Simonelli Location: Providence Pike and
Mowry Farm Ln
Assessor's Plat 19 Lot 19 Zoning: RC: Residential
Conservation**

Mr. Igliozzi explained the regulations regarding frontage on a North Smithfield road. In this subdivision Lot 3 has frontage on Mowry Farm Ln in Smithfield. Lot 1 and 2 in this plan both have frontage on Providence Pike in North Smithfield.

The Smithfield Planning Board has already approved this plan. Mr. Igliozzi recommended the LD&SR be modified to remove the specification that frontage be on a 'North Smithfield' road. If the PB grants a waiver the applicant has to come in as a Major Land Development Plan, costing more.

Mr. Lentz made a motion to approve the decision of approval for Providence Pike Estates with the understanding that the PB will be improving the wording in the LD&SR concerning public/private road. Mr. Punchak seconded. Roll call vote: No: 2 Yes: 3

Chairman Naylor made note that the Board needs to meet to modify the LD&SR regarding this issue.

5. Cumberland Farms consultation: Site reconstruction at 901 Victory Hwy. Plat 1, Lot 52. Discussion, vote or other action on recommendations for revisions. The actual Development Plan Review with a public hearing is currently scheduled for the Planning Board meeting of February 4, 2016.

Mr. Ericson explained that this is a consultation. Technically this project requires Development Plan Review. Zenon Lankowski

presented the plan for Cumberland Farms. Brandon Carr, the engineer from Diprete Engineering explained the changes in the Cumberland Farms building (75% increase in size) and the increase in pumps from 4 to 6. Evolved technology will be used for safety at the site and will be reviewed with the Planning Department and Building Inspection Department. Chairman Naylor entered the document Cumberland Farms Inc. Underground Storage Tank Compliance and Emergency Response Program.

Dr. Benoit asked about the sequence of demolition. The engineer said the store will be demolished quickly and rebuilt. Mr. Punchak asked about the gasoline deliveries and it was explained how the trucks will enter the parking lot and park. There was much discussion about turnarounds within the parking lot, the safety of the underground tanks, the location of utilities and landscaping.

There will be a seating area in back of the building. The hours will remain the same, closing at 12:00 AM. The Board expressed concerns about late night noise coming from the seating area. This will be reviewed. Chairman Naylor asked about the traffic pattern and his concerns about the trucks delivering fuel. Mr. Ericson said he would like to see percent impervious figures (before and after) and plans with and without disputed area.

Mr. Lentz made a motion to move item 7, Paper Street Abandonment, to the next item discussed. Mr. Punchak seconded with all in favor (5-0).

6. Paper Street Abandonment:

Mr. Ericson summarized the situation on McMullen Street and explained the reasons for possible abandonment. He stated that McMullen Street is a deciduous swamp. The benefit of abandoning the street is to keep it from becoming a dumping ground. If someone owns it, they will be responsible for it. The local ordinance follows state law, requiring advertising for three weeks and then holding a public hearing. The PB has 45 days from notification to make a recommendation as to whether it should be abandoned. The land will then be sold at fair market value, in this case probably by a real estate agent. Mr. Lentz stated that the policy for abandoning streets needs to be clarified and updated in North Smithfield Comprehensive Plan.

Mr. Lentz made a motion to consider this item at the February 4, 2016 meeting. Mr. Punchak seconded with all in favor (5-0).

Mr. Igliazzi left at 8:45 PM.

7. Capital Budget:

Mr. Ericson stated that the Capital Budget requests are supposed to include a 6-year projection, but the PB can only comment on the first year of the Capital Budget requests.

The items the Planning Board did not comment on (because of multiple year goals):

- Municipal computer replacement for Finance Department for FY18, which will coincide with the renovation of Kendall Dean as the Town Hall.**
- Municipal Town Hall second conference room furniture in FY18.**

Tax Assessor, Town Clerk and Planning: Combination scanner/plotter for maps and plans (40 inches wide). Mr. Ericson recommends this be a high priority.

Mr. Ericson will put together estimates for stand-alone scanning and plotter equipment in addition to the integrated prices. The Tax Assessor does a lot of scanning of plans, and this is necessary for the department. The Planning Department will also use this scanner.

Ms. Finnegan would like to see figures on how much the departments spend on scanning or copying plans elsewhere. Mr. Ericson said that we do not do this presently. Ms. Finnegan also said the price of supplies should be considered since they may be high. Mr. Ericson said that mostly the machine will be used for scanning. Chairman Naylor asked about maintenance costs which are \$300 per year. Revenue is projected to be \$200 per year.

Chairman Naylor said that this is officially a high priority but it can be modified in the future.

DPW/ Parks and Recreation: The PB would like to see additional information on the Capital Budget requests:

- **Fleet description and current condition,**
- **Vehicle they want to replace and maintenance costs.**
- **Are vehicles new or replacements?**
- **Year and mileage of all equipment**

8. Tax Stabilization Plan Application:

Ms. Finnegan asked if a question could be added to the subdivision application asking if the applicant has been informed of the Tax Stabilization Plan. Mr. Ericson suggested the Planning Board mention this to the applicant when they appear at a meeting. He suggested Mr. Igliazzi be consulted.

9. Planning Update:

- * **CT Gas will now be open 24 hours.**
- * **Mr. Ericson and Ms. Moneghan will attend a municipal training day at RI League of Cities and Towns.**
- * **Dr. Benoit distributed a document and would like it to be on the next meeting agenda.**

10. Adjournment

Dr. Benoit made a motion to adjourn the meeting at 9:35 pm. Mr. Punchak seconded with all in favor.

Submitted by Bobbi Moneghan on February 22, 2016.

Approved by the Planning Board on March 3, 2016.