

Minutes for Town of North Smithfield Planning Board

Kendall Dean School, 83 Green Street

Thursday, June 2, 2016

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

1. Roll Call: Present: Dean Naylor, Lucien Benoit, Michael Fournier and David Punchak. Gary Palardy, Scott Lentz and Dinna Finnegan were absent. Also in attendance were Town Planner Robert Ericson and Assistant Town Planner/GIS Analyst Bobbi Moneghan. Solicitor David Iglizzi was not present at this meeting.

2. Disclosure: There were no disclosures.

3. Minutes: Dr. Benoit made a motion to approve the minutes of the May 5, 2016 PB meeting as corrected. Mr. Punchak seconded with all in favor.

Ms. Finnegan arrived at 7:10 PM.

The PB reviewed the minutes of May 11, 2016 and made changes. Ms. Finnegan made a motion to approve the minutes of the May 11, 2016 PB meeting as corrected. Mr. Fournier seconded with all in favor.

4. Development Plan Review: Cumberland Farms. This includes a continued Public Hearing.

**Applicant: Cumberland Farms, Inc. Location: 901 Victory Highway.
Assessor's Plat 1, Lots 52 and 265. Zoning: BN (Neighborhood
Business)**

Cumberland Farms had requested a continuance for the public hearing. Dr. Benoit made a motion to open the public hearing at 7:15 PM. Ms. Finnegan seconded with all in favor. There were no comments from the public. Dr. Benoit made a motion to continue the public hearing to a date certain of June 16, 2016, the next PB meeting. Ms. Finnegan seconded with all in favor.

5. Community Development Block Grant (CDBG):

Ms. Moneghan explained the 2016 CDBG application and the need for approval from the PB. Ms. Finnegan motioned to approve the CDBG Application submittal for the Town for \$24,000 and for the Family Services of RI for \$5000. Mr. Punchak seconded. Roll call vote: Yes: Chairman Naylor, Dr. Benoit, Ms. Finnegan, Mr. Punchak and Mr. Fournier. No: None. Motion passes 5-0.

6. Proposed Zoning Ordinance Amendments for review:

Section 5.4.9 Service Industries

Section 5.7 Ground-mounted Solar Photovoltaic Installations

Section 6.13 Parking and Storage of Certain Vehicles

Section 6.14 Parking, Storage or Use of Major Recreational Equipment

Section 5.4.9 Service Industries

Mr. Ericson explained to the Board the changes to section 5.4.9.7, the use tables. The change would limit solar farms to M and LC zones. Solar farms would no longer be allowed on property zoned RRC (REA-120) or RR (RA-65). He suggested adding a new section, 5.4.9.8, allowing ground-mounted solar photovoltaic systems in zones LC and M by special use permit.

Dr. Benoit disagrees with the limitation of ground mounted solar in zones RRC and RR. He stated that 5.4.9.8 is not consistent with the Comprehensive Plan and 5.4.9.7 is consistent.

Chairman Naylor said the changes limit the options for people who own farmland and would like to stay in farmland. Owners could lease a portion of their farmland to solar and leave the rest in farmland if allowed.

Dr. Benoit commented that because of this zone change, solar farms will not be permitted on capped landfills.

Ms. Finnegan made a motion to find the change to 5.4.9 as presented not consistent with the Comprehensive Plan. Dr. Benoit seconded. Roll call vote: Yes: Chairman Naylor, Dr. Benoit, Ms. Finnegan, Mr. Punchak and Mr. Fournier. No: None. Motion passes 5-0.

Section 5.7 Ground-mounted Solar Photovoltaic Installations

Section 6.13 Parking and Storage of Certain Vehicles

Section 6.14 Parking, Storage or Use of Major Recreational Equipment

Chairman Naylor explained to the Board that usually when a change is made to a Zoning Ordinance, the Board is charged with finding consistency with the Comprehensive Plan. The Board usually receives the original ordinance with changes tracked in red. In the case of Sections 5.7, 6.13 and 6.14, the red-marked copies were not received by the PB before the meeting. Dr. Benoit stated that the Board would not consider documents submitted the night of the meeting.

Ms. Finnegan made a motion to table the review of Ordinance sections 5.7, 6.13 and 6.14 until the modifications are received in time to review them and in the appropriate time frame. Mr. Fournier seconded. Roll call vote: Yes: 5, No: 0. Motion passed.

7. Proposed Amendments to Land Development & Subdivision Regulations:

This item was deferred until the next PB meeting.

Mr. Gary Ezovski, 88 North Main Street, was present and was asked to speak. Mr. Ezovski voiced his opinion about some of the ordinances

in town and the state of economic activities. Dr. Benoit stated that Mr. Ezovski would be given more of a chance to speak at the public hearing to be held at a later date.

8. Planning Update:

Mr. Ericson spoke about a memo received in the Planning Department inquiring about the status of the Comprehensive Plan update and whether the town is in compliance. Mr. Ericson told the Board about the changes in the standards for the new Comprehensive Plan and the change in the date the Plans are due to Statewide Planning. He also explained legislation in the RI House and Senate that would possibly further move the due date to July 1, 2017. Mr. Ericson said once the chapters are completed, there will be public hearings before the PB and also the Town Council.

Mr. Ericson told the Board that the ZBR hearing for the appeal of the Planning Board recommendation for the Wind Turbine project will be on June 14, 2016.

Mr. Ericson also told the Board that the Navigant Grand Opening is scheduled for June 18, 2016.

9. Adjournment

Mr. Punchak made a motion to adjourn and Dr. Benoit seconded it will all in favor. The time was 8:09 PM.

Submitted by Bobbi Moneghan on June 28, 2016

Approved by the Planning Board on July 7, 2016