

**MINUTES OF THE PLANNING BOARD MEETING OF JUNE 13, 2016  
AT THE JESSE SMITH LIBRARY COMMUNITY ROOM  
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

**I. CALL TO ORDER:**

Meeting was called to order at 7:00 p.m., Jeffrey Partington, Chairman, presiding.

**Members Present:** Jeffrey Partington, Robert Woods, Dov Pick, Bruce Ferreira, Michael Lupis, and Jeffrey Presbrey.

**Members Absent:** Marc Tremblay, Leo Felice and Christopher Desjardins.

**Others Present:** Thomas Kravitz, Planning Director, and Christine Langlois, Deputy Planner.

**II. ATTENDANCE REVIEW:**

Mr. Partington acknowledged that Mr. Tremblay, Mr. Felice and Mr. Desjardins were excused this evening due to family and work commitments.

**III. ACCEPTANCE OF MINUTES:**

The minutes of the Planning Board meeting of May 9, 2016 were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

- Zoning Board Agenda notice of no meeting for June 2016/

**V. OLD BUSINESS:**

**Minor Subdivision: Peter & Virginia M. Houle, 1606 Hill Road, Burrillville; Map 37, Lot 2:** *Preliminary Plan – Findings of Fact/Decision:* Based on last month's discussion, a motion was made by Mr. Ferreira to approve the Preliminary Minor Subdivision Plan for Peter & Virginia Houle per R.I.G.L. 45-23-60, as:

- *the subdivision is consistent with the Comprehensive Plan, Chapter VII – Economic Development, Policy VII.2.d, "Encourage natural resource based industry, including forestry, agriculture, and recreation." This policy is supported by testimony provided by the applicant with respect to improving the proposed lot as a productive hayfield;*
- *the application is in conformance with the Town's Zoning Ordinance regarding lot dimension and use;*
- *there will be no negative environmental impacts as the subdivision creates a parcel for agricultural purposes – specifically a hayfield;*
- *the subdivision will not result in the creation of unbuildable lots due to the abundance of upland area (29 acres) associated with the proposed parcel. There is ample area with which to site a well and septic. The owner intends to make use of the property for agricultural reasons;*
- *the subdivision will create two lots that will have adequate and permanent physical access to Hill Road;*

*with the following conditions: a note be placed on the record drawings, "This parcel is not developable for residential use. It is being used for Agricultural purposes. A well, septic design and approval from RIDEM related thereto must be sought prior to pursuing a housing use for the property; and that Map 37, Lot 3 be administratively merged to proposed parcel*

*Sub A (Map 37, Lot 2). The motion received a second from Mr. Pick and carried unanimously by the Board.*

**VI. NEW BUSINESS:** There was no new business for discussion.

**VII. OTHER BUSINESS:**

**Report from Administrative Officer:** The Board reviewed the report from the Administrative Officer, noting that in the month of May, no Certificates of Completeness were issued, no plans were rejected as incomplete and no plans were endorsed.

*A motion to adjourn was then made by Mr. Ferreira at 7:10 p.m. The motion received a second from Mr. Pick and carried unanimously by the Board.*

Recorded by: M. Christine Langlois  
M. Christine Langlois, Deputy Planner