

**MINUTES OF THE PLANNING BOARD MEETING OF AUGUST 1, 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 7:03 p.m., Jeffrey Partington, Chairman, presiding.**

**Members Present:** Jeffrey Partington, Robert Woods, Mark Tremblay, Leo Felice, Bruce Ferreira, Michael Lupis, Dov Pick, Christopher Desjardins and Jeffrey Presbrey.

**Others Present:** Joseph Raymond, Building Official, Thomas Kravitz, Planning Director, and Christine Langlois, Deputy Planner.

**II. ATTENDANCE REVIEW:**

Mr. Partington acknowledged that all members were present this evening.

**III. ACCEPTANCE OF MINUTES:**

The minutes of the Planning Board meeting of June 13, 2016 were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the Board.*

**IV. CORRESPONDENCE: none.**

**V. NEW BUSINESS:**

**Steere Farm Village, Steere Farm Road, Burrillville; Map 247, Lot 11; Map 230, Lot 2: Major Preliminary Plan Review/Public Hearing:** In attendance representing Steere Farm Village was Kevin Morin, of DiPrete Engineering, and Mark Bard & Kevin Lavoie, of Steere Farm Village, LLC. Mr. Morin briefly outlined the project:

- 22 proposed house lots, on approximately 11 acres, serviced by a single-access, public roadway from Steere Farm Road;
- R-40 Zoning, with A-80 aquifer – clustering to 20,000 square feet per lot;
- private wells and individual septic systems;
- 20-foot buffer surrounding the lots as part of a 22.5 acre open space area, commonly-owned by the subdivision residents, which contains an existing cart path to be developed as a pedestrian link to Lapham Farm Road;
- 56 acres designated as open space, deeded to the Town;
- Fire protection provided by the installation of a 10,000 gallon water cistern;
- Permits obtained: RIDOT approval; RIDEM Freshwater Wetlands (which was modified to include the proposed pedestrian path); RIDEM Site Suitability; RIPDES (for construction activities);
- Stormwater Management plan that includes the use of water quality sediment fore bays, sand filters and detention areas;
- 22-foot wide roadway, with a 43-foot right-of-way, approximately 2,100 feet in length, with a small pedestrian, crushed stone path from the road to the neighboring school;
- Street trees proposed for along the roadway; rail fence proposed at the entrance;

He noted that public sewers are not proposed for this project because they were told by the Sewer Commission that any available capacity was being reserved for commercial and industrial development, in particular the redevelopment of the villages.

Mr. Ferreira requested the developer provide oil/water separators before all of the sand filters. Mr. Morin stated that they had provided the sediment fore bays before the sand filters to provide pre-treatment. Mr. Ferreira questioned whether a trail would be maintained from the development to South Main Street along the existing sewer-natural gas easement. Mr. Kravitz said that it might be something the Town would be interested in pursuing in the future.

Mr. Felice questioned whether the development would have public water or private wells. Mr. Morin said that each lot would have a private well. Mr. Felice further inquired as to the proposed location of the affordable units (4). A discussion ensued with the developer as to the problems that have recently been experienced when affordable units fall into foreclosure and are purchased as a regular unit, thus eliminating the affordability. Mr. Bard suggested other ways that other communities further affordable units, such as a fee in-lieu or construction of the units in a different location. Mr. Kravitz said that he would check into other alternatives which can be investigated and brought before the Town Council.

Mr. Kravitz questioned whether the pedestrian path (to Lapham Farm Road) could be deeded to the Town, along with the roadway, and be available to the public. Mr. Bard responded that it could be noting that it is located in the development open space. Mr. Kravitz pointed out that an association would have to be formed to maintain responsibility for the open space and asked who would own the open space. Mr. Bard said the lot owner would own it, and Mr. Tremblay stated that there would have to be an association.

Mr. Tremblay pointed out that a homeowners association would be required because the proposed open space, between the development and Lapham Farm Road, would be commonly-owned and that there is an improvement (pedestrian pathway) in the open space. He further requested that their engineer consider proposed several LID practices in regards to stormwater management and the proximity to the wetlands. He asked if the Planning Department had received any feedback from the school department regarding the small path proposed from the development to the side of the school. In light of the police department's request for fencing, Mr. Kravitz said that there was probably no need for the path to the school.

Mr. Woods questioned the location of the proposed 10,000 gallon cistern for fire protection and asked who would be responsible for maintaining the cistern. Mr. Bard noted that these cisterns don't require maintenance, and they tend to hold the water. If the fire department draws from it, they will replenish it. Mr. Woods was concerned with the length of the roadway being serviced from the cistern located within the "island" area of the roadway.

Mr. Lupis noted that he has personally had experience with an affordable housing unit and the difficulty of selling a home with the affordable unit deed restriction.

Mr. Pick questioned what the fee would be if the Town considered allowing developers to provide a fee in-lieu of providing the actual affordable housing unit. Mr. Kravitz stated that he had not had an opportunity to review the new law so he would have to see it in order to determine a proper fee. Mr. Pick questioned whether the pedestrian path would be lit. Mr.

Kravitz noted that the police department requested that the path be lit at the beginning and at the end.

Mr. Desjardins agreed that screening is necessary in the area of the proposed entrance and the abutter. Mr. Bard agreed that it would be appropriate to include additional plantings near the entrance area.

Mr. Presbrey had many questions/concerns regarding the engineering on the plan, in particular:

- Monumentation for the roadway is not shown;
- Lot 17 slopes and septic system;
- Septic design for both Lots 14 and 15 has too much covering over the proposed leach fields;
- Maintenance road is needed for DPW to conduct detention pond maintenance;
- Detention pond side slopes too steep (Sheet 6); should be proposed at 3-to-1;
- Sheet 12 – problem with low flow outlet material;
- More detail needs to be provided on the outlet-control orifice;
- RIDEM plans are not properly scaled;

Mr. Woods questioned the makeup of the center island and whether it would be possible to use the space for snow plowing in the winter. Mr. Morin said that it would be grassed with street trees on the edge. The Board suggested a conversation with the DPW to incorporate both Mr. Woods' concerns with snow removal and Mr. Tremblay's concerns with using LID practices.

Having no further questions from the Board, the Public Hearing on Steere Farm Village was opened at 8:25 p.m.

*Peter St. Jean, of 865 Steere Farm Road*, questioned the location of a gate at the entrance to the subdivision. Mr. Morin stated that there would not be a gate, but simply two decorative pillars with two sections of split-rail fencing. Mr. St. Jean questioned the distance of the proposed roadway to his property, as he is immediately adjacent to the proposed roadway and why the roadway was designed in that manner. Mr. Morin said it was approximately 13 feet. Mr. Partington explained that with the original design, the Board had noted that it was very close to the existing driveway for the school. They were concerned with the site distance for the buses and had requested the proposed access be shifted further from the school property line. Mr. St. Jean voiced concerns with having 22 homes drawing from the aquifer from private wells. He questioned where the proposed fencing around the school would be placed.

*Larry Castonguay, of 55 Mowry Street*, stated that he felt the project should have public water so that hydrants could be used instead of the proposed cistern. He noted that some of the hydrants along Steere Farm Road do not function properly as there is not sufficient water pressure. He questioned the width of the proposed roadway.

*Alan Hayden, of 1046 South Main Street*, voiced concerns with having sufficient water so that the pond on his property would not dry up.

Having no further questions from the audience, the Public Hearing was closed at 8:55 p.m.

Noting that there is a fair amount of information needed (Verification from Harrisville Fire Department as to responsibility for the proposed cistern maintenance; Confirmation from the Police Department as to the type of fencing required for protection for the school; Detention Pond slopes revised to 3-to-1; Coordination with the DPW regarding curbing around proposed center island for stormwater and snow removal; Corrections to proposed engineering errors as outlined by Mr. Presbrey; Proposed walking path to be designated as public with maintenance of pathway being the responsibility of the homeowners association; Investigate the possibility of a fee in-lieu of providing four affordable units within the development), *a motion to continue the Preliminary Plan review for Steere Farm Village to the September 12, 2016 Planning Board meeting was made by Mr. Ferreira, seconded by Mr. Pick with eight members in favor (Presbrey, Desjardins, Pick, Lupis, Partington, Ferreira, Felice, Woods) and one (Tremblay) opposed. The motion passes.*

Mr. Partington informed Mr. Bard that he would need to provide the Planning Department with a check to cover the costs of the Preliminary Plan Public Hearing notice publicized on July 18<sup>th</sup>.

**VI. OTHER BUSINESS:**

**Report from Administrative Officer:** The Board reviewed the report from the Administrative Officer, noting that during the month of July a Certificate of Completeness was issued for: **Paul Bolduc and David B. Harris, Wallum Lake Road, Burrillville** (*Administrative – 2 lots*). The following plan was rejected as incomplete: **Pine Ridge (revised), Steere Farm Road, Burrillville** (*Conceptual Major Land Development – 100 units*). The following plans were endorsed: **Paul Bolduc and David B. Harris, Wallum Lake Road, Burrillville** (*Administrative – 2 lots*); and **Candace S. Perry, Wakefield Pond Road, Burrillville** (*Boundary Survey*) (*Property being acquired by RIDEM*).

*A motion to adjourn was then made by Mr. Ferreira at 9:03 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