

**MINUTES OF THE PLANNING BOARD MEETING OF FEBRUARY 6, 2017
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 7:01 p.m., Jeffrey Partington, Chairman, presiding.

Members Present: Jeffrey Partington, Mark Tremblay, Michael Lupis, Dov Pick, Leo Felice, Bruce Ferreira, and Jeffrey Presbrey.

Members Absent: Christopher Desjardins and Robert Woods.

Others Present: Attorney Robert Mitson, and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that both Mr. Woods and Mr. Desjardins were excused.

III. ACCEPTANCE OF MINUTES:

The minutes of the Planning Board meeting of January 9, 2017 were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Tremblay and carried unanimously by the Board.*

The minutes of the Planning Board workshop of January 30, 2017 were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Tremblay and carried unanimously by the Board.*

IV. CORRESPONDENCE: None.

V. OLD BUSINESS:

Minor Land Development: Stanley Tree Service, Inc., Victory Highway, Burrillville; Map 114, Lot 44 & 57: Preliminary Plan Review/Findings of Fact Decision: As there were no questions from the Board, and Mr. Presbrey was satisfied with the engineering changes to the plan that he had requested at the last meeting, *a motion to approve the Preliminary Minor Land Development plan for Stanley Tree Service, Inc., was made by Mr. Ferreira in accordance with R.I.G.L. 45-23-60 and the following Findings of Fact shall serve as the decision of record:*

- 1. The Land Development is consistent with the Town's Comprehensive Plan, specifically: Chapter VII – Economic Development, Goal VII.1, "To broaden the sources of Town revenue through development in the industrial and commercial sectors in order to ensure a sound financial future and assist in funding the achievement of Town goals"; Policy VII.1.a, "Maintain industrial and commercial sector growth at a rate adequate to support the Town's population in a manner consistent with the Town's labor characteristics, land capacities and environmental objectives".*
- 2. The Land Development is consistent with the Town's Zoning Ordinance;*
- 3. There will be no significant environmental impacts as the project has been reviewed and received approvals/permits from RIDEM Wetlands, RIPDES, UIC, OWTS and RIDOT PAP;*
- 4. The Land Development will not result in the creation of an unbuildable lot;*
- 5. The Land Development will have adequate and permanent physical access to a State road, Victory Highway.*

The motion received a second from Mr. Pick and the motion carried unanimously by the Board.

VI. NEW BUSINESS:

Major Subdivision: Mill Pond Village, Mill Pond Road, Harrisville; Map 142, Lots 13-22: Request for Release of Performance Bond/Acceptance of Road: As complete As-Builts were submitted and reviewed by the Town as requested, *a motion was made from the Chair to authorize release of the performance bond that the Town currently holds for the Mill Pond Village development. The motion received a second from Mr. Ferreira and carried unanimously by the Board. A motion was then made by Mr. Ferreira to forward a recommendation to the Town Council on acceptance of Mill Pond Road into the Town's highway system. The motion received a second from Mr. Felice and carried unanimously by the Board.*

Major Land Development: Burrillville Department of Public Works Proposed Public Works Facility, Clear River Drive, Oakland; Map 161, Lots 6 & 15; Map 178, Lot 5: Combined Master-Preliminary Plan Review/Public Hearing: Mr. Jeff McCormack, DPW Director/Engineer, was in attendance to represent the request along with Mr. Doug Allam and Mr. Bruce Hagerman, of Crossman Engineering, and Architect Ed Wojcik. For the benefit of the Board and the public in attendance, Mr. McCormack provided a presentation on the conditions of the current facility and renditions (aerial photos, proposed building layout, topography, permit filings, etc.) of the proposed new facility, which will be located on Clear River Drive in Oakland. The proposed site consists of three lots and is approximately 51.8 acres in size. The area is currently undeveloped and mostly wooded. It is crossed by a Narragansett Electric Easement, from west to east, and by a water line easement (Harrisville Water District) from south to north. There are two forested wetlands located to the south of the electric easement and one to the north of the easement. These wetlands do not fall within a fifty-foot Perimeter of the new facility. The proposed facility will be approximately 27,800 square feet in size, which includes 4,866 square feet of office space, an interior parking garage for 27 trucks, a mechanics garage and a sign shop. Other site improvements include:

- a 22-foot wide driveway from Clear River Drive to the main gate of the facility;
- a new security gate at the entrance with a new chain link fence surrounding the perimeter of the site;
- directional signage;
- two three sided sheds for salt and sand storage, each with concrete foundations and fabric covered steel enclosures;
- paved access driveways and parking areas around the new building and for access to the sand and salt storage sheds;
- 49 parking spaces to be shared by employees and visitors;
- paved access driveways and parking areas around the new building and for access to the sand and salt storage sheds;
- truck loading areas;
- a new 3,000 gallon above ground oil storage tank for the main building's heating system;
- a new fuel depot, with canopy, for two 4,000 gallon above ground storage tanks, one for gasoline and one for diesel to service DPW vehicles only; (the current fuel depot

will eventually be moved to the site and located along Clear River Drive to service the other municipal and local vehicles);

- site lighting located on the buildings and fuel depots;
- a waste oil and clothes drop off area for residents (located outside of the main entrance gate).
- small storage sheds;
- new sanitary sewer, water, electric and communication services; (He noted that some consideration has been given for installing solar.)
- new stormwater management system.

He noted that the intent was for all, or most of, the site work to be conducted by the DPW crew, and definitely all of the proposed drainage and prep work for the foundations. A licensed contractor may be needed to conduct the sewer improvements. The hope is that the project will be put out to bid by May 2017, and the building occupied by Spring 2018.

Mr. Ferreira questioned what would happen with the “old” DPW site. Mr. McCormack said that for the present, it will be used for cold storage for files and equipment. It could also be sold “as is” for a business opportunity; demolished to create two new house lots, or demolished to create another park.

Mr. Pick said that he liked the idea of alternative (solar) energy for the site and asked if any cost estimate has been prepared. Mr. McCormack stated that currently there are three companies investigating the installation of solar systems on town property throughout the Town. The actual cost for installation on the roof of the proposed facility could be absorbed by the company. He said he believed an estimate for installing solar on the roof is around \$160,000. There is the possibility of using the solar installation for net metering, to reduce the electrical costs, and selling any excess back to the Grid.

Mr. Pick also questioned whether there were any environmental concerns with providing parking on the former landfill. Mr. McCormack said that the project was discussed with RIDEM Solid Waste and there is on-going monitoring of the landfill. He noted that there is already an existing gravel roadway on the landfill. The new building is not located on any portion of the landfill.

Mr. Ferreira requested that a notation be included on the approved plan that solar energy is being considered as a possible energy alternative for the future. He voiced concern with making sure that no salt or sand will migrate from the site. Mr. McCormack said that the sheds would be completely covered. The new site is better equipped to handle salt and sand as compared to the current location.

Mr. Presbrey, noting trench drains inside the building, suggested that traps be installed to prevent fumes from backing into the building from the oil/water separator. He added that he thought it is a great plan.

At this point, the Public Hearing was opened at 7:32 p.m.

Jack Koprusak, of 666 Clear River Drive, questioned whether there would a traffic light at the end of Clear River Drive at Route 102? Mr. McCormack said that a traffic light was not planned. Mr. Koprusak added that with the amount of traffic in the morning on Route 102, they may want to think about a timed light.

Kerri Gaulin, of 300 Central Street, asked if she would be able to see the new building from her backyard. Mr. McCormack told her that with the topography sloping down where the building is proposed, in the summer it would not be seen. In the winter, she may see lights. He added that he planned on installed arborvitae along the National Grid easement as a further screen.

Michelle Keach, of 444 Central Street, voiced concerns with the salt and sand from the facility blowing in the air. Mr. McCormack said that both the salt and sand storage would be covered and the ground is paved so there shouldn't be sand and salt blowing around.

Scott Keach, of 444 Central Street, asked whether the green line shown on the plan was the railroad bed. Mr. McCormack said the green line represented the railroad bed and part of Clear River Drive. Mr. Keach then asked how close the fuel depot would be to his property. Mr. McCormack said that the fuel depot would be located on the opposite side of Clear River Drive – the same side as the Animal Control building.

In regards to RIDEM's review and recent comments, Mr. Hagerman, of Crossman Engineering, told the Board that Clear River is considered a Fifth Order stream, which means it is large in size and contains a large watershed area. Under the current stormwater regulations, RIDEM will not allow mitigation too close. The theory is if the peak flows get to the river quicker, before the actual peak of the Clear River, it will reduce the flooding. The single flow from a site that is adjacent to the stream gets down to the river quicker. Through their comments, RIDEM stated that the Town may elimination the peak flow mitigation, which removes one of the detention ponds and peak flow outlet structure in another location. He asked if the Board was comfortable following DEM's comments. The Board was in agreement. Mr. McCormack added that the detention pond was for volume; the site would still contain the water quality basins and forebays.

Mr. Hagerman also pointed out other comments from RIDEM which included the infiltration basins and providing enhanced treatment by changing the basins into organic filters. The locations would not change but the size and structure would change. Chairman Partington questioned whether more maintenance would be involved with the enhanced treatment. Mr. Hagerman said there would be more maintenance as there are organic filters which are a mix of organics and sand. And they are planted as well so they require vegetative plantings in the actual basins with mulch. As infiltration basins only contain grass, which can be cut, organic filter basins require removal of sands and maintenance of the plantings and mulch. Finally, RIDEM asked to increase the size of the oil/water separator.

As there were no further comments from the audience, the Public Hearing was closed at 7:45 p.m.

The Deputy Planner told the Board that the Findings of Fact would be prepared to be reviewed by them at the next meeting of March 6, 2017.

Discussion/Recommendation Regarding Affordable Housing Funds: *Reallocation of Funds from Steere Farm Village (previously designated for NeighborWorks) to the Burrillville Redevelopment Agency for the Pascoag Main Street Rehabilitation project – Affordable Housing Element:* Mr. Jim Langlois, Chairman of the Burrillville Redevelopment Agency, was in attendance to represent the request. The Board was informed that the previous agreement with NeighborWorks had not been agreed upon by their representative. As the B.R.A. is working in conjunction with NeighborWorks on the Pascoag Rehabilitation project, the request this evening is to reallocate the affordable housing funds (projected to be received from Steere Farm Village) from NeighborWorks to the Burrillville Redevelopment Agency to be used for the same purpose. Mr. Langlois noted that the funds will be used to construct the affordable units for the building at 75-81 Pascoag Main Street. *A motion was made by Mr. Ferreira to rescind the vote from the Planning Board meeting of December 5, 2016 authorizing the transfer and use of the affordable housing funds from the Steere Farm Village development to NeighborWorks for the redevelopment of 74-84 Pascoag Main Street. The motion received a second from Mr. Tremblay and carried unanimously by the Board.*

A motion was made by Mr. Ferreira to authorize the transfer and use of the affordable housing funds from the Steere Farm Village development to the Burrillville Redevelopment Agency for the redevelopment of 74-84 Pascoag Main Street. The motion received a second from Mr. Pick. Under discussions, it was suggested that the motion be amended to include a stipulation that all necessary documentation supporting the construction of the affordable housing units should be provided to the B.R.A. to meet the requirements of state law. Mr. Ferreira amended his motion to include the stipulation; the amended motion was seconded by Mr. Pick, and carried unanimously. The original motion, with amendment, carried unanimously as well.

VII. OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the report from the Administrative Officer for the month of January. They noted that during January, a Certificate of Completeness was issued for: *Burrillville Department of Public Works proposed Public Works Facility, Clear River Drive, Oakland (Land Development)*. There were no plans rejected as incomplete and no plans were endorsed.

A motion to adjourn was then made by Mr. Tremblay at 8:00 p.m. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

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