

**MINUTES OF THE PLANNING BOARD MEETING OF AUGUST 7, 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 7:00 p.m., Jeffrey Partington, Chairman, presiding.

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

Members Absent: Leo Felice

Others Present: Raymond Goff, Planner and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that Mr. Felice was excused this evening.

III. ACCEPTANCE OF MINUTES:

The minutes of the Planning Board meeting of July 10, 2017 and Comprehensive Plan Updating Kick-off Workshop meeting of July 17, 2017 were read. *A motion to accept both sets of minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously.*

IV. CORRESPONDENCE:

- Comprehensive Plan Updating Process Schedule of Meetings

V. OLD BUSINESS:

Minor Subdivision: John Mainville, 1450 Tarkiln Road & Smith Mill Road, Burrillville; Map 183, Lot 3: *Preliminary Minor Plan-Findings of Fact/Decision:* As per the Planning Board's positive discussions at the July 10, 2017 meeting, *a motion was made by Mr. Ferreira to approve the Preliminary Minor Subdivision plan for John Mainville per R.I.G.L. Section 45-23-60, and the following Findings of Fact shall serve as the decision of record:*

- 1. The subdivision is consistent with the Town's Comprehensive Plan, Chapter V Housing, Implementation Action V.1.a.1;*
- 2. The application is in conformance with the Town's Zoning Ordinance regarding lot dimension and use;*
- 3. There will be no negative environmental impacts;*
- 4. The subdivision will not result in the creation of unbuildable lots as evidenced by acceptable soil evaluations conducted on the property;*
- 5. The subdivision creates two lots that have adequate and permanent physical access to Tarkiln Road and Smith Hill Road.*

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

VI. NEW BUSINESS:

Steere Farm Village, Steere Farm Road, Burrillville; Map 247, Lot 11: *Request to Set Maintenance Bond:* The Board reviewed a request from the developers of the Steere Farm Village subdivision to establish a maintenance bond for the development. Provided along with this request was a memo from the DPW Director/Engineer as to the current status of the proposed roadway and a cost estimate for completion of the project. The estimated figure for completion was \$115,000. *A motion was made from the Chair to set the maintenance bond for the Steere Farm Village development in the amount of \$115,000 as established by the Town's DPW Director/Engineer. The motion received a second from Mr. Desjardins. Under*

discussions, an amendment was made from the Chair to require the maintenance bond in the format of either a surety bond or an escrow account as outlined in the Subdivision & Land Development Regulations. The amendment received a second from Mr. Tremblay and carried unanimously by the Board. With no further questions from the Board, the original motion carried unanimously.

VII. OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the report from the Administrative Officer for the month of July. They noted that during July, no Certificates of Completeness were issued, no plans were rejected as incomplete and none were endorsed.

A motion to adjourn was then made by Mr. Ferreira at 7:09 p.m. The motion received a second from Mr. Desjardins and carried unanimously by the Board.

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