

**MINUTES OF THE PLANNING BOARD MEETING OF MARCH 4, 2019  
AT THE JESSE SMITH LIBRARY, 100 TINKHAM LANE, HARRISVILLE  
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

**I. CALL TO ORDER:**

**Meeting was called to order at 7:02 p.m., Jeffrey Partington, Chairman, presiding.**

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

**Members Absent:** Marc Tremblay

**Other Present:** Ray Goff, Planning Director and Christine Langlois, Deputy Planner.

**II. ATTENDANCE REVIEW:**

Mr. Partington acknowledged that all members were present except for Mr. Tremblay who was excused for a prior commitment.

**III. ACCEPTANCE OF MINUTES:**

The minutes of the Planning Board meeting of February 4, 2019 were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously.*

**IV. CORRESPONDENCE:**

- Memo to the Zoning Board from the Planning Director regarding the Planning Board's recommendation on the Gauthier (Mowry Street) subdivision;

**V. NEW BUSINESS:**

**Nason Mill Landings, LDD Enterprises, LLC, Douglas Pike, Nasonville; Map 114, Lot 16:**  
*Request for Reinstatement of Preliminary Plan Approval:* As none of the principals for the development were in attendance, Mr. Goff proceeded to explain the request for reinstatement of the preliminary plan approval, which had been rendered by the Board back in 2008. He outlined that the project would include the creation of residential housing, reserving 20% as affordable, and retail/commercial space. He noted that there are no brownfield issues with the property, sewer and water (private well) are available and nothing has changed from the original plan. Approval of the reinstatement request would include any conditions in effect at the time of preliminary review and approval as well as the required submission of a final plan.

*A motion to approve the request from the principals of Nason Mill Landings for reinstatement of the Preliminary plan approval was made by Mr. Ferreira as the development is consistent with the Town of Burrillville's Comprehensive Plan; the Subdivision & Land Development Regulations are the same as they were at the time of original approval; the zoning of the parcel is the same as it was at the time of original approval; physical conditions on the parcel are the same as they were at the time of original approval; and any applicable State or Federal Regulations are the same as they were at the time of original approval with the conditions that the petitioners are subject to all conditions of the original approval and that all the state approvals must also be reinstated, including but not limited to RIDEM Wetlands and RIDEM OWTS. The motion received a second from Mr. Felice and carried unanimously by the Board.*

**Highland Estates, Eaton Developments, Inc., Snake Hill Road, Burrillville; Map 198, Lot 1 & Map 197, Lot 15:** *Request for Reinstatement of Final Plan Approval:* In attendance to represent the request was Attorney William Bernstein and Robert & Jean Eaton, of Eaton Development. Attorney Bernstein told the Board that the project had received final plan approval in May of 2009 and due to the economy at that time, could not proceed to construction because of financial hardship. He said that there is currently a Purchase & Sales Agreement with the owner of the property and that the developer wishes to proceed with its construction, based upon reinstatement of the final plan approval. He stated that nothing has changed with the proposal, and the project would be constructed in accordance with the final plan. Mr. Goff added that all of the drainage for the project was completed back in 2009 with a small section of the roadway having been paved from Snake Hill Road down into the development. Everything has become overgrown due to inactivity which would need to be addressed. Finally he added that the project, with the proposed preservation of open space and creation of minimal house lots, is considered good planning.

The Board questioned whether there was a bond amount that had been set for the development. Mr. Goff said that he would work with the DPW Director to establish an amount, noting that a bond amount would have been established but may need to be adjusted based on the conditions and improvements previously conducted. A question also arose regarding fire protection. Mr. Goff suggested that the Board set a condition of approval that the developer work with the local fire chief to establish proper fire protection for the development. Mr. Eaton, the developer, told the Board that he had a preliminary meeting with the fire chief to discuss the requirements. He noted that the fire chief was new to the position and would prefer residential sprinkler systems in each residence vs an underground cistern. He added that he was willing to do whatever was necessary.

*A motion to approve the request for reinstatement of the Highland Estates Rural Residential Compound Final plan approval was made Mr. Felice as the development is consistent with the Town of Burrillville's Comprehensive Plan; the Subdivision & Land Development Regulations are the same as they were at the time of original approval; the zoning of the parcel is the same as it was at the time of original approval; physical conditions on the parcel are the same as they were at the time of original approval; and any applicable State or Federal Regulations are the same as they were at the time of original approval; with the conditions that the developer work with the DPW Director to establish a new bond amount and the developer to work with the local fire chief to determine fire protection either in the form of an underground cistern, as previously suggested in the original approval, or residential fire suppression systems for each residence; with the stipulation that all conditions of the previous approval remain in effect, which include that the final plan set details outlined be corrected; the roadway will be constructed prior to the Planning Board Chairman's endorsement and recording of the final plan, as requested by the applicant; or a bond posted; receipt of the inspection fees in the amount of \$4,500 and that any and all state approvals must be reinstated including RIDEM Wetlands and RIDEM OWTS. The motion received a second from Mr. Pick and carried unanimously by the Board.*

**Review/Discuss Proposed Subdivision Checklists:** Mr. Goff told the Board that he had worked over the past few months to revise the Subdivision and Land Development checklist for ease of review. He stated that he has created individual lists that reflect each stage of

submission as the previous checklist was much too confusing to the public and staff as well. He ask the Board members to carefully review each form and suggest any changes they think would be necessary, noting that the review could discussed over the next few meeting. As the "checklists" are part of the Subdivision & Land Development Regulations, the revision will be incorporated in the process for updating the Regulations, which include a public hearing, before final acceptance.

**VI. OTHER BUSINESS:**

**Report from Administrative Officer:**

The Board reviewed the report from the Administrative Officer for the month of February regarding Certificates of Completeness that were issued, incomplete submissions and endorsed plans.

Having nothing further, *a motion to adjourn was made by Mr. Ferreira at 8:02 p.m. The motion received a second from Mr. Lupis and carried unanimously by the Board.*

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