MINUTES OF THE PLANNING BOARD MEETING OF NOVEMBER 2, 2015
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, Marc Tremblay, Rick Lemek, Leo Felice, Bruce Ferreira, Michael Lupis, Dov Pick, Christopher Desjardins and Jeffrey Presbrey.

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

II. ATTENDANCE REVIEW:
Mr. Partington acknowledged that all members were present

III. ACCEPTANCE OF MINUTES:
The **minutes of the Planning Board meeting of October 5, 2015** were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Felice and carried unanimously by the Board.*

IV. CORRESPONDENCE: There was no correspondence received.

V. NEW BUSINESS:
The Dornhecker Plat, 295 Buck Hill Road & Wallum Lake Road, Burrillville; Map 85, Lot 10: *Preliminary Minor Subdivision Review:* Mr. James Flynn, of Flynn Surveys, Inc. was in attendance to represent the request of Gerald Dornhecker. [Mr. Dornhecker arrived later during the discussion.] Mr. Flynn told the Board that the plan represents a two-lot subdivision which has frontage on both Buck Hill and Wallum Lake Roads. The proposal would subdivide the parcel so that the Buck Hill Road lot, which already contains a dwelling, would have 12.5 acres and 450 feet of frontage, and the Wallum Lake Road lot would be left with 30.2 acres and 530.5 feet of frontage. He noted that the Wallum Lake Road lot has already received approval from RIDEM for an OWTS system and a physical alteration permit (PAP) from RIDOT. Mr. Kravitz questioned whether the Planning Board packets contained a copy of the approved PAP. Noting that one had not been received, he requested a copy from the applicant. Mr. Dornhecker said that he would get a copy to the Planning Office. Mr. Kravitz then asked why the test holes were disclaimed the first time around. Mr. Flynn said that the test holes were at 18" which are disclaimed in a subdivision. For the benefit of the Board, Mr. Kravitz then asked if the two new test holes, that were approved, are 14-1 and 14-2. Mr. Flynn stated that those were the two holes used to design the approved septic system.

Mr. Tremblay noted a discrepancy with the northern boundary line (of approximately 18 feet) in the area that abuts state-owned property and questioned how the plan could be recorded with such a discrepancy. Mr. Flynn stated that the original plan contained a state bound that he could not close the survey to, adding that the plan differs from an original recorded plan and a state bound by approximately two feet.

As there were no further questions, *a motion was made by Mr. Tremblay to continue the review of The Dornhecker Plat to the next Planning Board meeting [December 7, 2015] pending receipt of the approved Physical Alteration Permit by the Planning Department and*

the preparation of positive findings of fact. The motion received a second from Mr. Ferreira and carried unanimously by the Board.

Phyllis Ann Santry, 424 Lapham Farm Road, Burrillville; Map 212, Lot 25: *Preliminary Minor Subdivision Review:* Mr. Norbert Therien, of National Surveyors-Developers, Inc., was in attendance to represent the request of Phyllis Ann Santry for her property located on Lapham Farm Road. Mr. Therien told the Board that the plan represents a two-lot subdivision of an existing 3.91 acre parcel located on Lapham Farm Road, with the new lot having 1-acre of land with 150.5 feet of frontage; the remaining area having 2.91 acres with 703 feet of frontage. He noted that both lots were tested and found suitable for on-site septic systems, which are pending as well as pending approval of the wetlands locations. He stated that Scott Rabideau, of Natural Resource Services, was hired to flag the existing wetlands, which was found to be a wooded swamp, and the limits of disturbance [50-foot buffer].

Based on soil evaluations conducted by Mr. Therien, he pointed out the proposed area for an on-site septic system for a single family, three-bedroom home, keeping any and all disturbances outside of the state's jurisdiction. A well is proposed to be located along the northern property line, which raised concerns as to whether its location would prohibit development on the adjacent parcel. He proceeded to hand out to the Board copies of a draft plan that he had prepared to show how the adjacent parcel (Map 212, Lot 26) could be developed (displaying a house, septic and well location) which would not be affected by the proposed well placement. He also noted that he has been in contact with the abutting property owners (the Evans family) and assured them that their property will not be affected by this proposal. He added that the state requirements mandate a 75-foot minimum radius from a proposed well to the septic tank and a 100-foot minimum radius from a proposed well to the septic system itself.

Mr. Tremblay, noting the "tightness" of the development on the new lot, asked if the lot line could be moved, towards the existing house, in order to provide more room for the septic system, house and well. Mr. Therien responded that the applicant has the legal right to create the lot, which meets the zoning regulations of the area, as well as the building requirements, and that he was instructed to create the lot in this manner. Mr. Tremblay suggested that Mr. Therien inform his client that it was good planning to move the southern lot line back and give more space to the proposed new lot.

Mr. Partington noted that within the Subdivision & Land Development Regulations, under *Section 10-9.3 Lot Design Standards, A. General, (3) "the proportion of average lot depth to average lot width shall not exceed 2½:1"* and questioned if the proposed new lot meets this requirement, as the proposed lot width is 150 feet and the northerly property line is approximately 418 feet in length. He suggested either the lot line be moved to allow for additional frontage for the new lot, or the applicant should request a waiver from the subdivision requirements. Mr. Therien said that he would check it out and if the lot line needed to be moved, he would also move the septic, house and well locations.

Mr. Felice stated that a reason for the new lot design should have been given other than those were the instructions, which raises the questions regarding the lot design the excess amount of property remaining.

Mr. Partington asked if the Evans family would provide the Board with a letter stating they are aware of the proposed development for the file based upon Mr. Therien's previous statement. Mr. Derek Evans told the Board that his family did not have any problems with the proposed plan and only requested that the stonewall surrounding the Evans property be protected during construction of the proposed well. It was further agreed by the Evans family and the Planning Board that the Evans' attendance at this meeting will serve as proof of their understanding of the proposed development (i.e. subdivision of the lot with the proposed well location).

As there were no further questions from the Board, *a motion was made by the Chairman to continue the review of the Santry Minor Subdivision plan to the next Planning Board meeting [December 7, 2015]. The motion was seconded by Mr. Felice and carried unanimously by the Board.*

OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the report from the Administrative Officer for the month of October. They noted that during the month, Certificates of Completeness were issued for **The Dornhecker Plat, 295 Buck Hill Road & Wallum Lake Road, Burrillville** (Preliminary Minor Subdivision – 2 lots) and **Phyllis Ann Santry, 424 Lapham Farm Road, Burrillville** (Preliminary Minor Subdivision – 2 lots). There were no plans rejected as incomplete, and no plans were endorsed.

Planning Board Discussions: Election of Officers: *A motion to re-nominate the current slate of officers [Jeff Partington as Chairman, Leo Felice as Vice-Chairman and Bruce Ferreira as Secretary] was made by Mr. Lemek, seconded by Mr. Pick and carried unanimously by the Board.*

A motion to adjourn was then made by Mr. Ferreira at 8:06 p.m. The motion received a second from Mr. Tremblay and carried unanimously by the Board.

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