

**MINUTES OF THE PLANNING BOARD MEETING OF MAY 9, 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 7:00 p.m., Jeffrey Partington, Chairman, presiding.**

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

**Others Present:** Ray Cloutier, Zoning Board Chairman, Town Solicitor, 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 April 4, 2016** were read. *A motion to accept the minutes, as presented, was made by Mr. Tremblay, seconded by Mr. Ferreira and carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

- Zoning Board Agenda notice of no meeting for May, 2016.

**V. NEW BUSINESS:**

**Minor Subdivision: Peter & Virginia M. Houle, 1606 Hill Road, Burrillville; Map 37, Lot 2: Preliminary Plan Review:** Owners, Peter & Virginia Houle, were in attendance to represent the request. Mrs. Houle informed the Board that the purpose of the subdivision was to separate their residence, with 5-acres, from the agricultural use. She noted that they had cleared the trees on the proposed barn lot (sub-lot "A") in order to create hayfields to provide food for their cattle. She said that their sources for hay have slowly been diminishing. The Board noted that the Houle's also own a small parcel of land (Map 37, Lot 3) adjacent to the proposed sub-lot "A" and, noting that this parcel may already be "merged", suggested it be incorporated into sub-lot "A". They questioned the location of access to the sub-lot "A", as access is currently shared through the main house access. Mrs. Houle noted several locations where there were breaks in the wall for access and said that their surveyor could outline access on the plan. They also questioned if the barns were serviced by a well. Mrs. Houle said that the barns and house share a well. The Board suggested providing an easement for the well use. They also requested that the final plan contain a statement that sub-lot "A" is not a buildable lot until proper test pits and an approved septic design are provided as none of that information has been submitted, although the Board is being asked to create an additional lot.

Having nothing further from the Board, *a motion was made by Mr. Tremblay to direct the Planner to draft favorable Findings of Fact in regards to the subdivision request by Mr. & Mrs. Houle, contingent upon the combining of Map 37 Lot 3 with Sub Lot "A"; illustrate access from Hill Road to the barn for Sub-Lot "A"; include a statement on the plan noting that the lot is not buildable until a proper septic design is provided; include a well easement for Sub Lot "A". The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

**Minor Land Development: Mapleville Farm, LLC, Bronco Highway, Burrillville; Map 213, Lots 7 & 17: Combined Pre-application/Preliminary Plan Review:** In attendance representing the request were Michael, Casey, Ben & Emma Ryan, who currently operate Mapleville Farm on Victory Highway in Mapleville. Before the applicants began their presentation, Mr. Kravitz informed the Board that he had spoken with the Building Official, prior to this meeting, as to the appropriate zone change to allow for a project of this nature. They both determined that the best zone change would be to expand the F-2 zoning district immediately adjacent to the two parcels. He told the members that they would have to render an advisory to the Town Council based on the information provided tonight, and said that they could authorize him to draft the recommendation.

Michael Ryan then began the presentation by telling the Board that their intention was to continue the agricultural activities that are currently being undertaken at Mapleville Farm, only on a larger scale and a newer, better location. He stated that development of the new site will take place in stages, but their hope is to create a farm-to-table café, with community gardens and a working farm, offering educational workshops for the public.

The Board questioned what each phase of development would entail. Mr. Ryan said that initially they planned on cropping an acre, or two, of land that is currently scrubbed. In the future, the café would be developed, and the rest of the development over time, working from the front of the site to the rear of the property. The Board asked for a location map to identify where the property was located and its surrounding uses. Mr. Kravitz displayed an aerial of Route 102, noting that the parcel is opposite Daniele Drive and that the surrounding zoning designations are F-2 (farming) to the north and GC (general commercial) to the south. The Board asked if any wetlands were affected and whether RIDEM would be involved. Mr. Kravitz said that the wetlands were already flagged on the plan that was provided and Emma Ryan stated that they already had several meetings with RIDEM. Mr. Ryan added that most of the activities will remain outside of the buffer zones; however, the proposed barn would fall within a wetland area and they would seek an insignificant alteration permit at that time. He noted that a large portion of the project falls under the agricultural exemption, which has a quicker process to follow for approval. The Board questioned whether any asphalt would be needed. Mr. Ryan said there would be very little, only in the areas of the café and the barn. Noting that there was going to be a café, the Board questioned where the leaching field would be placed for the bathroom facility in the café. Ms. Ryan said that there is a sewer connection to the property. Mr. Kravitz also noted that he has spoken with Ken Ayes, of RIDEM, who supports this project, and offered to provide a letter of support from RIDEM to the Town Council.

Having no further questions, *a motion was made from the Chair to approve the request for rezoning the property proposed for the future site of Mapleville Farm LLC from General Industrial (GI) to Farming/Residential (F-2) as it is already contiguous with the F-2 zone and to direct the Planner to draft a favorable advisory to the Town Council on the rezoning request. The motion received a second from Mr. Tremblay and carried unanimously by the Board.*

**Stanley Tree Service, Inc., Victory Highway, Burrillville; Map 114, Lots 44 & 57: Pre-application Plan Review:** Owner, Stan Zuba, and his engineer, David D'Amico, were in attendance to represent the request. Mr. Kravitz told the Board that the concept was the same plan the Board had previously reviewed and supported approximately four years ago. Mr.

Zuba told them that originally he had wanted to combine the two lots into one, but with this concept, he has chosen to keep each lot separate. He stated that the building designs have not been finalized but is fully aware of providing designed drainage facilities. He said that he currently has two storage yards and an office located in North Smithfield and would like to combine the activities into one location, for maintenance, storage of equipment & tools, and log & wood chips/mulch storage. He said that he would like to place the log and wood chip/mulch storage on Lot 44, screening the activity with a wooden screen. The same applies to the proposed building. It will be designed a little larger in order to hide the equipment storage in the rear of the property. He noted that he has to receive a RIDOT visual easement for Lot 44.

The Board questioned whether the proposed changes to wetlands regulations, scheduled to become effective in July, would affect the overall plan. Mr. D'Amico told the Board that the plan would be submitted to RIDEM prior to the regulations changes and would be considered grandfathered. He added that they have completed soils testing on Lot 57, the main lot, and the soils are very good for drainage. The proposal will be for sub-surface drainage, and detention, in the lower front corner of the parcel. The Board questioned whether wood chipping activity will take place on the storage lot. Mr. Zuba said that he does not have plans for that activity at the beginning, but in the future there may be regrinding, coloring, and delivery. The Board asked if all of the trucks would be stored each night on site, and would maintenance be conducted on the site. Mr. Zuba said no, only about 1/3 of their operations (residential crews) runs out of the site on a daily basis. The utility units stay on site and come back only for maintenance. Approximately half, or more, of the proposed building would be dedicated for a maintenance garage. The Board questioned the type of material and the grades in the areas proposed for driveway access. Mr. D'Amico said that a number of test holes were done and the material appears to be a gravel deposit, which would be good material for driveways.

Having nothing further, the Board reminded the applicant to be sure to submit the proposed site plan to RIDEM as soon as possible.

#### VI. OTHER BUSINESS:

**Report from Administrative Officer:** The Board reviewed the report from the Administrative Officer. They noted that in the month of April, the following Certificates of Completeness were issued: **Peter & Virginia Houle, 1606 Hill Road, Burrillville** (*Preliminary Minor – 2 lots*); **Mapleville Farm, LLC, Bronco Highway, Burrillville** (*Pre-application/Preliminary Land Development*) and **Stanley Tree Service, Inc., Victory Highway, Burrillville** (*Pre-Application Plan*). The following plan was rejected as incomplete: **Marc Murphy Real Estate, LLC, East Wallum Lake Road, Burrillville** (*Pre-application RRC Subdivision – 7 lots*). The following plan was endorsed: **Greenridge Development, South Main Street, Burrillville** (*Administrative – 2 lots*).

*A motion to adjourn was then made by Mr. Ferreira at 7:55 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