

**MINUTES OF THE PLANNING BOARD MEETING OF JUNE 5, 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, Michael Lupis, Christopher Desjardins and Jeffrey Presbrey.

Members Absent: Leo Felice, Dov Pick and Bruce Ferreira.

Others Present: Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that Mr. Felice, Mr. Pick and Mr. Ferreira were excused.

III. ACCEPTANCE OF MINUTES:

The minutes of the Planning Board meeting of May 1, 2017 were read. *A motion to accept the minutes, as presented, was made by Mr. Tremblay, seconded by Mr. Desjardins and carried unanimously.*

IV. CORRESPONDENCE:

- RIDEM Notice – Request to Alter Freshwater Wetlands on Lapham Farm Road;
- Award Notice for Comprehensive Plan Updating Services (Horsley Witten Group);

V. OLD BUSINESS:

Minor Subdivision: Wayne Faring, 860 East Wallum Lake Road, Pascoag; Map 121, Lot 1: Pre-Application for a Rural Residential Compound (cont'd from 03/06/2017): Mr. Nick Piampiano, engineer, and Mr. & Mrs. Wayne Faring were in attendance to represent the revised concept plan for a rural residential compound for their property located on East Wallum Lake Road in Pascoag. Mr. Faring told the Board that the proposal was for a rural compound. He noted that the property currently has two existing houses and the proposal is to create three additional house lots [*with a common roadway to service all five lots*]. The proposed lots will be approximately four to five acres in size and the remaining land (approximately 60 acres) will serve as open space for the homeowner's association. Chairman Partington then asked for any comments or questions from the Board.

Mr. Presbrey said that he did not have any issues with the proposal, stating that it clearly demonstrates a rural residential compound subdivision. The other Board members agreed with the concept.

One member of the audience, an abutter, questioned whether the shared driveway they currently have with the Farings, with an existing right-of-way, would not be changed. Mr. Faring explained that the r-o-w would remain with no changes proposed.

The applicant was directed to proceed with the Preliminary plan submission.

VI. NEW BUSINESS:

Major Land Development: Harrisville Village LLC, The Commons at Harrisville Village, Harrisville: Request to Revise Affordable Units Agreement: Mr. Mark Bard and Mr. Kevin Lavoie, principal owners of Harrisville Village LLC, were in attendance to represent the request. Mr. Bard told the Board that there has been an on-going agreement with the Town to provide approximately 13 affordable units [*or 20% of the development*] for the

Commons at Harrisville Village. To date, ten affordable units have been completed and sold. He noted that a problem has arisen with selling the remaining affordable units. They have been unable to "qualify" individuals for these units due to recent changes in the FHA and affordable housing guidelines. There also have been difficulties with hiring a monitoring agent for a subdivision of this size. He pointed out that when the Steere Farm Village subdivision plan went through the review process, the Board granted him the right to provide a fee-in-lieu for each affordable unit instead of having to constructing these units. He requested the same consideration for the remaining three units for The Commons at Harrisville Village. He voiced concerns with leaving the affordable units built and unoccupied.

Mr. Tremblay stated that he was not familiar enough with the requirements of the program to provide a good decision and was looking for more information on the program.

Mr. Woods questioned where the Town was at the number of affordable units. Mrs. Langlois told the Board that the Town was currently at 8.6% (1.4% from the required 10% of the Town's housing units). She added that there is an issue with the Board accepting a fee-in-lieu at the present time because the Town is not set up properly to receive the funds. There is a process that needs to be followed to allow the Town to accept the funds.

Mr. Presbrey questioned whether the Planning Board had the authority to change the previously approved agreement of providing the affordable units as the land development was approved many years ago. He requested a legal opinion from the Town Solicitor.

A motion was made by Mr. Tremblay to table the request until such time that the matter can be researched by the Planning office and legal counsel. The motion received a second from Mr. Desjardins and carried unanimously by the Board.

VII. OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the report from the Administrative Officer for the month of May. They noted that during May, a Certificate of Completeness was issued for: *Joseph P. & Dianne Clune, Jr., 85 West Shore Lane, Pascoag.* There were no plans rejected as incomplete. The following plan was endorsed: *Joseph P. & Dianne Clune, Jr., 85 West Shore Lane, Pascoag.*

At this point, a motion was made by the Chairman for the Board to go into Executive Session. The motion received a second from Mr. Tremblay and carried unanimously by the Board.

Executive Session: Chairman Partington noted that the Board, in Executive Session, voted unanimously to approve and recommend the appointment of Raymond Goff as Planning Director to the Town Manager.

A motion to adjourn was then made by Mr. Tremblay at 7:50 p.m. The motion received a second from Mr. Presbrey and carried unanimously by the Board.

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