

**MINUTES OF THE PLANNING BOARD MEETING OF JUNE 1, 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 7:02 p.m., Jeffrey Partington, Chairman, presiding.

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

Members Absent: Rick Lemek and Christopher Desjardins.

Others Present: Thomas Kravitz, Planning Director, and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that both Mr. Lemek & Mr. Desjardins were both excused.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of May 4, 2015** were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously by the Board.*

IV. CORRESPONDENCE: No correspondence was received.

V. OLD BUSINESS:

John Connors, Jay McIlmail & Nicole Gomas, Cherry Farm Road, Burrillville; Map 143, Lot 47; Map 126, Lot 20: *Preliminary Minor Subdivision Plan Review (cont'd from July 7, 2014, December 1, 2014, March 2, 2015 and April 6, 2015 meetings:* The Board noted that none of the applicants were in attendance and that no additional information regarding the request had been received by the Planning Department. Mr. Kravitz suggested that the Board consider tabling the request until the applicants are able to provide information as to physical access to the property. *A motion to table the Preliminary Minor Subdivision plan review for John Connors, Jay McIlmail and Nicole Gomas until the information has been provided in regards to physical access to the property was made by Chairman Partington, seconded by Mr. Ferreira and carried unanimously by the Board.*

VI. NEW BUSINESS:

David G. Champagne, Broncos Highway, Burrillville; Map 114, Lot 10: *Preliminary Minor Land Development:* Property owner David Champagne and Michael Darveau, land surveyor, were in attendance to present the request. Mr. Champagne began the discussion by describing the type of business he operates (commercial janitorial supply company) and his reason for on relocating the business to Burrillville. He informed the Board that he employs six full time employees (two salesmen, one warehouse employee and office personnel). He noted that very few deliveries are made to the site, and that product is generally picked up from the facility – the business does not deliver so there are no delivery trucks stored on site. He then turned the presentation over to his surveyor, Michael Darveau.

Mr. Darveau told the Board that the property is located on Route 102, adjacent to Roots n' Shoots nursery, and is approximately 2.45 acres in size, with 623 feet of frontage on the Route 102 right-of-way. He noted that Route 102 has approximately 90 feet of unimproved area,

between the pavement and property line, which gives the illusion of a larger parcel for the applicant. However, because the wetlands encompass the property on three sides, and the intermittent streams located on two of the sides, development is limited. The wetlands locations were established by a wetlands survey conducted by Scott Rabideau, of Natural Resources Services, Inc., and approved by RIDEM in 2001. Since that time the wetland areas have increased substantially, reducing the amount of developable area. Of a 2½ acre site, there is approximately 21,000 s/f of useable area, which allows for only a 5,100 s/f building. Because of the wetlands and the smaller building proposed, he said that they have had several meetings with RIDEM in order to work out a reduction of drainage and retention areas.

As part of the Route 102 Overlay zone, a 50-foot no-build buffer is required for the property, and the applicant would be requesting a variance from this requirement, as the 90-foot Route 102 right-of-way area already provides a buffer. The plan would also require a second variance from the setback requirements for septic systems located near wetlands. Because the septic system size is small (designed for only ten employees), they were able to maximize its location in between the wetlands.

In regards to reducing impervious areas, Mr. Darveau stated that the driveway and loading dock areas would be paved, but the area for delivery truck turnaround would contain crushed stone. Two parking spaces are being proposed – one for handicapped-accessibility and one for the sales people.

Drainage has been designed to distribute into two different locations. A portion of the roof drainage from the proposed building will flow into a bio-detention swale and then into an extended detention basin. The other half of the roof drainage and pavement will flow into an additional extended detention basin. He told the Board that they have recently had verbal discussions with RIDEM regarding an intermittent stream on the property that begins before the Wright's Farm property on Inman Road, and flows into the Slatersville Reservoir. They have been told that if there is not a serious rise in watershed to the stream during a storm event, the detention basin that would handle the flow may be reduced further in size. He then asked if there were any questions from the Board.

Mr. Felice asked whether there were any concerns with the wetlands continuing to encroach toward the building and how would it be mitigated? Mr. Darveau stated that the proposed building will be built approximately four-feet higher than the present grade, and there is no basement proposed for the building. He said that he felt if the wetlands did encroach, they would spread out more towards the undeveloped areas.

Mr. Ferreira, noting that the part of the intent of the Route 102 Overlay district was to limit curb-cuts, suggested they consider investigating access from 102 thru a "shared" driveway with the neighboring nursery. Mr. Darveau said that it was not possible as a stream runs directly through the area adjacent to the nursery and has associated buffers of 100 feet. This prohibits connecting the nursery's highway access.

Mr. Pick questioned what traffic impacts the development would have on Route 102 and whether a turning lane would be required. The Board determined that based on the

information provided at the beginning of the presentation by Mr. Champagne in regards to the number of employees and deliveries, road improvements to Route 102 would not be required. Mr. Darveau added that the proposed location of access to the property has more than sufficient site distance.

Mr. Presbrey questioned the types of supplies that were stored and sold from this facility. Mr. Champagne said that a majority of the supplies are paper and non-corrosive, water-based cleaning products. He noted that the inventory is received, already packaged, and sent out to the customers. Mr. Presbrey asked if they ever have an inventory of 50-gallon drums. Mr. Champagne stated that if they receive 50-gallon drums of product, it is received and generally shipped out the same day.

Mr. Presbrey then asked if the drainage would be retained properly to flow to each designated detention area due to the sloping of the site towards the adjacent wetlands. Mr. Darveau said they would be able to control all runoff properly, adding that he was pretty positive that RIDEM would make sure they would. Mr. Presbrey also questioned the design of the proposed building as if differed from the site plan. Mr. Darveau explained the building design for Mr. Presbrey's benefit. Mr. Champagne added that the plan before the Board was actually a rough draft of the proposed design.

Mr. Tremblay asked if floor drains were proposed in the warehouse area, as he was concerned with the potential for hazardous chemicals handling. Mr. Darveau said that no floor drains are planned for the building. Mr. Champagne added that he is proposing to have polished concrete for flooring in the building.

Mr. Presbrey then requested that the Board be allowed to review the Final Minor Land Development plan submission when the permits process is completed.

As there were no further questions, *a motion was made by Mr. Felice to render positive findings (as a conditional approval) for the Preliminary Minor Land Development plan for David G. Champagne, Broncos Highway, Map 114, Lot 10, and, in fulfillment of R.I.G.L. Section 45-23-60, the following Findings of Fact shall serve as the decision of record:*

- 1. The land development is consistent with the **Town's Comprehensive Plan**, specifically: **Chapter VII Economic Development, Goal VII.1**, "To broaden the sources of Town revenue through development in the industrial and commercial sectors in order to ensure a sound financial future and assist in funding the achievement of Town goals"; **Policy VII.1.a**, "Maintain industrial and commercial sector growth at a rate adequate to support the Town's population in a manner consistent with the Town's labor characteristics, land capabilities and environmental objectives";*
- 2. The land development, while it seeks relief from the Zoning Ordinance, does not diminish the intent and purpose of the Zoning Ordinance. Rather, it is consistent with the recent zoning amendments to the General Commercial District as supported by the Burrillville Town Council;*

3. *There is expected to be no significant negative environmental impacts as the project is being designed in accordance with RIDEM wetland and stormwater rules and is expected to receive an Insignificant Alteration Permit. (Permit to be submitted administratively.);*
4. *The Minor Land Development will not result in the creation of an unbuildable lot;*
5. *The proposed lot has adequate and permanent physical access to a State road, Route 102. (Permit to be submitted administratively.);*

and to forward a favorable advisory to the Zoning Board on the requested relief. The motion received a second from Mr. Ferreira. The motion then carried unanimously by the Board.

VII. OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the report from the Administrative Officer for May. They noted that during the month, a Certificate of Completeness was issued for **David G. Champagne, Broncos Highway, Burrillville** (Preliminary Minor Land Development). There were no plans were rejected as incomplete and no plans were endorsed.

Planning Board Discussions: Mr. Kravitz advised the Board that because of a specific language omission from the public hearing notice on the recent Comprehensive Plan amendment review, the Town is required to re-advertise and hold the public hearing again. In order to save time in the amendment process, it was suggested that a joint meeting be held with the Town Council to address the improper notice problem. The Town Council has scheduled a joint meeting, with the Planning Board, for review of the proposed changes at their meeting of June 24, 2015. He stated the importance of having a majority of the Board members at the meeting. The Planning Department will make sure that the members are reminded of this important hearing.

A motion to adjourn was then made by Mr. Ferreira at 7:52 p.m. The motion received a second from Mr. Felice and carried unanimously by the Board.

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