

**MINUTES OF THE PLANNING BOARD MEETING OF JANUARY 5, 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 7:00 p.m., Jeffrey Partington, Chairman, presiding.

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

**Others Present:** 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 December 1, 2014 were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Lupis and carried unanimously by the Board.*

**IV. CORRESPONDENCE:**

- Letter to owner of Country Farms store in Pascoag regarding relocation to the former MTBE contamination area;

At this point, Mr. Lupis recused himself from discussions on the next item as he is an abutter to the property.

**V. OLD BUSINESS:**

**Pine Harbor Estates, 2748 Wallum Lake Road, Burrillville; Map 17, Lot 43:** *Preliminary Minor Rural Residential Compound Plan Review – Findings of Fact & Decision: (cont'd from 11/04/2013, 07/07/2014, 09/08/2014, 10/06/2014, 11/03/2014, and 12/01/2014 meetings):* Mr. Kravitz told the Board that he had prepared a Findings of Fact for this development based upon the positive consensus of the Board at the last meeting in December. As the Board had no further questions or comments, *a motion was made by Mr. Ferreira to approve the Preliminary Minor Rural Residential Compound plan for the development known as Pine Harbor Estates, in accordance with R.I.G.L. Sections 45-23-60 as: the subdivision is consistent with the Comprehensive Plan, Chapter V – Housing, Implementation Action V.1.a.1; the application is consistent with the Burrillville Zoning Ordinance – specifically Section 30-208 Rural Residential Compounds; there will be no negative environmental impacts in accordance with DEM Insignificant Alteration Permit No. 12-0098; the subdivision will not result in the creation of unbuildable lots; and the subdivision has adequate and permanent physical access to Wallum Lake Road, which is a State road; conditioned upon submission of the Final Plan documents administratively through the Planning Department along with the requested Forest Management Plan and the new cemetery easement [proposed at the December 1, 2014 meeting]. The motion received a second from Mr. Pick and carried unanimously by the Board.*

Mr. Lupis returned to the meeting.

**VI. NEW BUSINESS:** There was nothing for consideration under New Business:

**VII. OTHER BUSINESS:**

**Report from Administrative Officer:** The Board reviewed the report from the Administrative Officer. They noted that in the month of December there were no Certificates of Completeness issued, no plans rejected as incomplete and no plans endorsed.

**Planning Board Discussions:** Mr. Kravitz told the Board that he will begin working this year on updating the Town's Comprehensive Plan, as the expiration date of the current plan is sometime in 2016.

*A motion to adjourn was then made by Mr. Ferreira at 7:06 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