

**Planning Commission**  
**Minutes of March 25, 2015 Meeting**

1670 Flat River Road  
Coventry, RI 02816

Meeting Called to order at 7:00pm by Chairman Russell Crossman.

Members Present: Chairman Crossman, Vice-Chairman Mr. Nunes, Secretary Mr. Flynn, Mr. Crowe, Mr. Kalunian, Mr. Bouchard, Mr. Osenkowski and Ms. Fagan-Perry

Members Absent: Mr. Capwell

Also Present: Planning Director Paul K. Sprague and Associate Planner Jacob Peabody.

*Mr. Crossman reviewed the exits in the room in case of an emergency.*

Approval of Minutes:  
February 25, 2015

*Ms. Fagan-Perry made a motion to approve the meeting minutes. Mr. Osenkowski seconded. All members were in favor. Motion passed.*

**NEW BUSINESS**

Sitewalk/Pre-Application: **“Old North Road Subdivision”**; North Road Land Development Company, LLC  
Proposed 19-Lot Subdivision w/Street Creation  
AP 24, Lots 26 & 31; Zone R20  
Old North Road

Owner/Legal Counsel Paul Green and Engineer Benjamin Caito of Millstone Engineering representing. At this stage of review a right-of-way waiver is requested by the applicant. A site walk visit was scheduled for April 18, 2015, at 9:00am. No rain date was given.

**OLD BUSINESS**

Pre-Application: **“Liberalis Subdivision”**; Liberalis LLC  
*2 Lot Minor Subdivision*  
*AP 310, Lot 22; Zone RR5*  
*Perry Hill Road*

Bruce Monfils representing the applicant. A site walk was conducted on March 21, 2015. Other than the fresh water wetland changes, plan C-3 remains unchanged.

The applicant stated that wetland approval had been granted by RIDEM. Mr. Monfils clarified to the Commission that the parcel is 9.96 acres in size. Mr. Sprague stated that it was not

necessary for the applicant to go to the Zoning Board for it being just shy of 10 acres. Chairman Crossman noted that the plans have not been stamped by a Professional Land Surveyor; therefore, there is nothing that the Planning Commission can approve for the subdivision at this time.

Mr. Monfils stated he can submit the plans to the Planning Department at the next meeting. He claimed that suitability for the ISDS had just been submitted for the first lot. Chairman Crossman informed Mr. Monfils that until all permits are in place, preliminary approval cannot be given by the Planning Commission thus no decision can be made at tonight's meeting.

**DISCUSSION**

NONE

**OTHER BUSINESS**

Planning Commission Issues of Interest

NONE

Public Works Director

NONE

Planning Director Report

NONE

Public Comment

NONE

*A motion was then made by Mr. Bouchard to adjourn the meeting. Mr. Nunes seconded. All members in favor. Motion passed.*

Meeting adjourned at 7:30pm.

Minutes prepared by Susan Volpe