



Paul K. Sprague, Planning Director
Jacob Peabody, Assistant Planner
Gail Hardink, Planning Assistant
Kerrie Karwoski, Zoning Clerk
Robert Joyal, Town Engineer

Planning Commission
Minutes of April 23rd, 2014 Meeting
1670 Flat River Road
Coventry, RI 02816

Meeting Called to order at 7:00 PM by Vice-Chairman Richard Kalunian

Members Present: Chairman Crossman (arrived 7:46), Mr. Brault (left 8:35), Mr. Capwell, Mr. Flynn, Mr. Crowe, Mr. Kalunian, Mr. Bouchard and Mr. Osenkowski

Members Absent: Mr. Nunes

Also Present: Veronica Assalone, Esq., Planning Director Paul K. Sprague, Assistant Planner Jacob Peabody

Approval of Minutes
March 26, 2014

Mr. Kalunian made a motion to approve the March 26, 2014 minutes. Motion was seconded by Mr. Osenkowski. All were in favor; so moved.

Vice-Chairman Kalunian gave evacuation instructions for an emergency situation.

SCHEDULE SITEWALK

Sitewalk for Pre-Application: “River’s Edge Condos”; ASCO Group c/o John Assalone
Proposed 19-Single Story Duplexes & 2 Self Storage Buildings w/Private Street Creation and Proposed Zone Change to Planned Unit Development (PUD)
AP 53, Lot 26; Zone II
1320 Main Street

- Attorney Assalone recused herself due to a conflict.
- This complex will be age restricted – 55 and older; it is located next to a trailer park; there will be duplexes and storage units established though it will have to be re-zoned as it is currently zoned industrial. It has been requested that a 1 hour sitewalk be given. Mr. Kalunian decreed that the sitewalk would take place after the “Becker Plat” sitewalk.
- *Mr. Flynn scheduled the “River's Edge” sitewalk for Saturday, May 3rd at 9:30 AM or on a rain date of Saturday, May 10th at 9:30AM.*

Sitewalk for Pre-Application: “The Becker Plat”; Becker Properties, LLC

Proposed 2-Lot Minor Subdivision

AP 45, Lot 123; Zone R20

Corner of 17 South Main and Bank Street

- *Mr. Flynn scheduled the “Becker Plat” sitewalk for Saturday, May 3rd at 9:00 AM or on a rain date of Saturday, May 10th at 9:00AM.*

OLD BUSINESS

Pre-Application: “Leuba Road Subdivision”; Douglas Enterprises, LTD

Proposed Comprehensive Permit Application for a 42-Lot Subdivision w/12 Affordable In-law Units

AP 76, Lot 1; Zone RR2

Leuba Road

- Attorney Robert Craven was present representing the client as well as consultant Eric Prive from DiPrete Engineering.
- Mr. Flynn inquired about recent flooding of the drainage basin and as to whether or not it would create a localized wetland. Also, whether or not the increased water flow was from adjoining properties outside the subdivision. Mr. Peabody expressed that the basin was serving its purpose and that the overflow pipes had not yet been reached. Mr. Prive and Douglas DeSimone, in turn, expressed that the water flow was properly directed from the north by a swale and not from adjoining properties.
- Mr. Sprague asked for assurance that the homes in the development would be valued and sold as “affordable” and not at the “regular” market rate. This was confirmed by Attorney Craven and Mr. DeSimone.
- Mr. Brault inquired as to whether or not the native areas in and around the subdivision would, in fact, be kept native as they likely contain “animal corridors.”

- Mr. Flynn inquired as to whether or not there would be any future development of “parcel A” located in the southeast corner of the subdivision. Mr. DeSimone claimed that there would not.

*Chairman Crossman arrived at 7:46PM

NEW BUSINESS

PUBLIC HEARING

Development Plan Review: “Cumberland Farms”; Cumberland Farms, Inc.

Proposed Store & Gas Station

AP 7 Lots 17, 18, 19 & 20; Zone PB

2293 New London Turnpike

- Attorney John Brunero, Jr. represented the applicant along with Eric Prive from Diprete Engineering and provided an overview of the proposed development and its current status:
 - to comply with use regulations, the property has been re-zoned from industrial to business park;
 - the development will be for a convenience store/gas station only – no automobile repairs will be done;
 - the sitewalk has already been completed;
 - the main building will be approximately 4,000 square feet;
 - the fuel tank installation has already been approved by DEM;
 - the plan has already been submitted and reviewed by Mr. Sprague and an agreement was reached to limit the number of parking spaces;
 - the estimated tax revenue from the property would be approximately \$30,000 – an increase of \$21,000 from the current revenue;
 - construction can begin in June and be completed by fall given approval by the Board and the Building Inspector;
 - the layout has already been approved by the fire department;
 - the sign will be a free-standing “scroller” and not LED;
 - it has been requested that Arnold Road be re-striped to convenience access to/from Gay Street;

- Chairman Crossman requested that the landscape plan be stamped.
- Mr. Kalunian asked for confirmation that landscape/arboreal maintenance can be enforced. This was confirmed by Mr. Sprague and Mr. Peabody.
- Mr. Sprague inquired about the upgrading of Gay Street. Attorney Brunero explained that plans have been reviewed with the Town Engineer and Mr. Sprague himself and that \$15,000 has been put into an escrow account with the Town to further look into the necessary repairs and widening. Mr. Prive expressed that he did not believe that the road would require widening. It was then discussed whether widening would be necessary and what the cost of repairs and possible reconstruction would be. No conclusions were reached.

*5 minute intermission called at 8:32PM

*Mr. Brault left during recess to tend to an emergency

*Meeting resumes at 8:42PM

- Attorney Brunero expressed that the widening of Gay Street from 18 feet to 24 feet would be paid for by Cumberland Farms and any other repairs would be paid for out of the \$15,000 escrow account.
- Maureen Chlebek, an engineer from McMahon Associates provided data from a fall 2013 traffic study showing that the additional traffic would have no adverse effect.
- Chairman Crossman inquired as to whether there would be any issues with traffic queues. Ms. Chlebek claimed that there would not.
- Attorney Brunero declared the Cumberland Farms presentation concluded.
- *Chairman Crossman enters a motion to open the public hearing. All are in favor; so moved.*
- Cindy Fagan of the Conservation Commission inquires as to whether or not the fuel tanks on site will be below the frost line. Mr. Prive confirms this.
- *Chairman Crossman enters a motion to close the public hearing. All are in favor; so moved.*
- *Chairman Crossman enters a motion to approve the application. Mr. Kalunian approves subject to stipulations that there be no LED or electronic signage; the applicant will widen Gay Street to create a consistent width of 24 feet in a westerly direction from Arnold Road for a distance equal to its frontage; additionally, the applicant will place a sum of \$15,000 into an escrow account for further improvements to Gay Street by the town; the applicant shall have the landscape plan approved and stamped by a registered landscape architect; the applicant will install 'no left turn' signs on New London Avenue*

at the so called 'pork chop' as discussed; it's subject to UIC approval and subject to a permit from DEM if required; lastly the applicant may proceed subject to Administrative approvals provided that it is consistent with everything that was discussed. The motion is seconded by Mr. Flynn. There is no discussion so Chairman Crossman takes a vote and all present are in favor; so moved.

DISCUSSION

OTHER BUSINESS

Planning Commission Issues of Interest

None

Public Works Director

None

Planning Director Report

Planning Director's Report is attached as part of the record.

Public Comment

None

- Mr. Crossman enters a motion to adjourn. Mr. Kalunian moves to adjourn. Mr. Crowe seconds and all are in favor, so moved.*

**Meeting closed at 9:08PM*