

**Planning Commission**  
**Minutes of August 27, 2014 Meeting**  
1670 Flat River Road  
Coventry, RI 02816

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

Members Present: Chairman Crossman, Mr. Flynn, Mr. Nunes, Mr. Crowe, Mr. Kalunian, Mr. Bouchard and Mr. Osenkowski

Members Absent: Mr. Capwell

Also Present: Veronica Assalone, Esq., Town Engineer Robert Joyal and Associate Planner Jacob Peabody.

*Mr. Crossman reviewed the exits in the room in case of an emergency. A moment of prayer was observed for Bruce Capwell.*

Approval of Minutes

June 18, 2014

*Mr. Bouchard made a motion to approve the June 18, 2014 minutes. Mr. Nunes seconded the motion. All were in favor; so moved.*

**OLD BUSINESS**

Pre-Application: **"Stonehill Estates"**; Centerville Builders, Inc.

*Proposed Modification to Master Plan/Preliminary Plan/Final Plan approval of 22-Lot Major Subdivision with Street Creation*

AP 69 Lot 45; Zone R20

Station Street

*Chairman Crossman announced Stonehill Estates, by Centerville Builders, withdrew their application scheduled.*

**PUBLIC INFORMATIONAL MEETING - CONTINUED**

Master Plan: **"Reserve at Hope Furnace"**; DRBJ Construction, Inc.

*Proposed 32 Single Family Residential Cluster Subdivision and Street Creation*

AP 89, Lot 3 & AP 97, Lot 6; Zone RR2 Hope Furnace Road

*Mr. Crossman made a motion to continue the informational meeting for the Master Plan submission to the September 24, 2014 Planning Commission Meeting. Motion was seconded. Motion passed.*

Mr. Brunero stated that he will waive any time constraints on the approval or disapproval of the Master plan.

### **FAIR SHARE DEVELOPMENT FEES SETTING**

Fair Share Development Fees Setting: “Village at East Shore”; ASCO Group  
*Setting of Fair Share Development Fees towards Installation of Public Sewer Line for Planned Unit Development Consisting of 28 Residential Units*  
AP 31 Lots 72, 88, 89, 94 & 95; Zone PD

Veronica Assalone identified a legal conflict and recused herself.

Attorney John Brunero representing.

Mr. Brunero stated that the project dates back to 2006. The Coventry Town Council approved the Plan Unit Development (PUD); however, DEM will not accept the change in sewer plan under the commonwealth submission until the sewers are actually installed. The project is still under the old statute and for the plans to be approved, they have to go in and put the town line in on the town property on East Shore Drive through the school and back out to Old North Road.

Once the town line is in, they can resubmit for approval on drainage and subdivision sustainability because not able to do it simultaneously. Tonight they are asking the Commission to assign Fair Share fees. Fair Share fees go to schools, open space/recreation and Town of Coventry. Currently have an estimate from Langford to do the infrastructure from the East Shore Drive to the school to the easements back out to Old North Road. Mr. Brunero stated that the sewer line will benefit both this project and the school by tying into the sewer line. They are also deeding a 4-acre tract to the Town for passive recreation. Having satisfied the three requirements of Fair Share Development, they wish to have the fee waived.

The project will be done in phases. It is not a big project in terms of digging and the sewer in terms of digging and the sewer line tying in the school can be done when school is not in session.

The Planning Department’s recommendation was read aloud by Mr. Crossman. It is the Department’s recommendation that the Planning Commission grant the developer the requested setoffs with respect to the Fair Share Development fees aka “Impact Fees” not to exceed the amount of \$217,894.00. The Planning Department further recommends that there be no set off with respect to sewer assessments or sewer usage charges. From an environmental perspective, the maintenance value of the purity of Tiogue Lake is exceptionally important to the Town. Over the years, the Town in concert with the Tiogue Lake Association has made every effort to preserve the integrity of the lake and to ensure the

fish and wildlife within the vicinity of the Lake is preserved. The relatively meager concessions to be made by the Town with respect to the offset of the Impact Fees pale in comparison to the positive environmental impact of the Lake.

A correction was made by Mr. Crossman to the figure of the Impact Fees to read \$174,708.00 instead of \$217,894.00. Mr. Brunero was in agreement.

Mr. Brunero also brought up the fact the school will benefit greatly from the sewer tie-in as that the current septic will fail eventually and children could be potentially playing where the effluent will rise. There was no finding of fact on this matter.

*Mr. Osenkowski made a motion for the fees not to exceed \$174,708.00 and to have this fee waived. Mr. Nunes seconded. Motion passed.*

## NEW BUSINESS

Preliminary Plan/Recommendation to Zoning: “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

The Commission asked Mr. Becker to move a boundary line so that Parcel A becomes a 20,000 square foot lot to meet current zoning with regard to land area. Parcel B, a 15,693 square foot lot was approved. The change in line allowed for access to the lot for extra parking.

Mr. Crossman read the Planning Department’s recommendation which recommended that the Planning Commission grant conditional preliminary plan approval of the proposed minor subdivision. The proposed subdivision is generally consistent with the Town’s Comprehensive Community Plan. Higher density development is allowed where the property has access to public utilities, facilities, adjacent to or very near arterial roadways, and served to buffer residential uses from commercial or industrial uses.

In the instant case, the subject dwelling house is serviced by public water, is adjacent to or very near Route 11, which is a principle arterial road, and it serves to buffer the Garland Pen industrial facility and the parking area to the rear of the existing structure from the dwelling house and adjacent homes in the area. Inasmuch there will be no improvements to the site, the subdivision will have no significant negative impact on the environment. For all intents and purposes it is as if drawing an imaginary line between the existing dwelling house and the parking area. Each of the proposed lots has access to a public way. Parcel B abuts South Main Street and Parcel A abuts Bank Street. Inasmuch as the applicant has secured a dimensional variance from the Zoning Board of Review, the lots will adhere to the dimensional requirements of the zoning ordinance. In the event that the Commission grants preliminary approval of the proposed subdivision, the Commission may wish to consider having final proceed administratively.

*Mr. Nunes made a motion to grant preliminary approval based on the proposed subdivision as generally as consistent with the Town’s Comprehensive Community Plan. Higher density is allowed in the present*

*manner since public utilities are available. The property is near a principle arterial roadway and the site serves as a buffer between residential and industrial uses. The proposed subdivision will not create any significant impact to the environment and each of the lots has permanent access to a public way and that final approval will be handled administratively. This motion was amended to include a favorable recommendation from the Zoning Board. Mr. Kalunian seconded. Motion passed.*

## OLD BUSINESS

Pre-Application: “Boyd Brook Estates”; Green Light Farm, LLC

*Proposed 16-Lot Cluster or 17-Lot Conventional Subdivision both w/Street Creation*

AP 330, Lot 30; Zone RR3; Town Farm Road

John Pagliarini, 3913 Main Road, Tiverton, RI

This is a 75 acre parcel with 50 acres open space RR3 zoning. A site walk was done. It is before the Planning Commission with a concept plan pre-application based upon whether the Commission prefers a cluster plan or a conventional subdivision. It was noted by Mr. Pagliarini that the Town of Coventry has a lot of interest in acquiring this parcel for recreational use. It is currently an airstrip. No vote tonight – seeking guidance. No public water on Town Farm Road. Question as to owner of dam and who is responsible for the dam. No requirement for access egress. Boulevard style dedicated in and out of Mile Road. Cul-de-sac 800 ft. based on longest fire hose in community. Cisterns have to be put in to remedy. Mr. Crossman took an informal poll. The cluster designed overwhelmingly favored by the committee. Mr. Pagliarini stated he will proceed in that fashion.

## DISCUSSION

Planning Commission Issues of Interest

As an issue of interest, Mr. Nunes directed a question to Mr. Peabody regarding equipment at intersection of Arnold Road and New London Turnpike, specifically David Olten’s (sp.) property. Mr. Olten and partner are looking to develop a nearby parcel of land. They were issued a violation. They claimed they were “playing around” with the equipment with the anticipation of using it.

Mr. Peabody encouraged viewing of the progress being made on Laurel Avenue. The Harris Mill apartments hope to open in September. Improvements made are hoping to regenerate the neighborhood as a more desirable place to reside.

## OTHER BUSINESS

Public Works Director

*None*

Planning Director Report

*None*

Public Comment

*None*

*Mr. Crossman made a motion to adjourn. Motion was seconded by Mr. Nunes. All were in favor; so moved.*

*Meeting Adjourned 7:40 p.m.*

Minutes prepared by Susan Volpe