

Planning Commission
Minutes of September 24, 2014 Meeting
1670 Flat River Road
Coventry, RI 02816

Meeting Called to order at 7:02 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., Planning Director Paul K. Sprague, Town Engineer Robert Joyal and Associate Planner Jacob Peabody.

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

Approval of Minutes

August 27, 2014

Mr. Nunes made a motion to approve August 27, 2014 meeting minutes. Motion was seconded by Mr. Osenkowski. All were in favor. So moved.

Approval Meeting Dates

PC 2015 Meeting Calendar

The Planning Commission meeting dates for 2015 were presented by Mr. Sprague.

Mr. Kalunian made a motion to approve the meeting dates. Mr. Bouchard seconded. All members were in favor. Motion passed.

SITEWALK

Pre-Application/Sitewalk: **“Washington Trust Bank Conversion”**; The Washington Trust Company
Proposed Conversion and Addition to Existing Vacant 1,765 S.F. Building
AP 38, Lot 97 & 98; Zone: GB
732 Tiogue Avenue

Attorney Shekarchi representing the applicant. Proposal is a pre-development project presented today of an existing, vacant donut shop which, if approval is received, it will be converted into a Washington Trust full-service bank that will employ approximately 6 to 8 people. It will have drive-thru capability meeting all requirements of setbacks and parking. The proposal will also include the acquisition of the property next door.

Present to answer any questions the Commission may have is Molly Titus, of DiPrete Engineer, and Peter Hess, an AMA Architect from RGB. Currently, Washington Bank is requesting a site visit. Their goal is to come back for a formal presentation next month. No questions were addressed to the representatives.

Mr. Flynn scheduled a site walk for Saturday, October 4, 2014 at 9:00 a.m. A rain date of Saturday, October 11, 2014 at 9:00 a.m. was also scheduled.

OLD BUSINESS

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

This is a continuation of the Master Plan approval. Attorney John Brunero representing the applicant. A continuation of the Commission’s request for a traffic study was requested due to the absence of Mr. Bannon who conducted the study.

The study was completed and submitted. The report indicated that during the site walk a clearing was required to the left and right of approximately 25’ to 50’ to the edge of the pavement along the property frontage. Also, in the future there should not be any vegetative growth of significant height to cause any visual obstruction. The report also indicated that the stopping distances based upon the traffic flow in the area would not meet the national standards of AASHTO. There are concerns in the neighborhood because there have been many accidents in the area due to contributing factors of weather, speed, DUI and distracted drivers.

Mr. Bannon who submitted the report was not present to review the findings nor for the Commission to address questions; therefore, Attorney Brunero deferred to the next petition. Attorney Brunero requested to continue the Public Informational meeting for the Reserve at Hope Furnace to the October 22, 2014 meeting. All penalties are to be waived as a result of the continuation.

Mr. Osenkowski made the motion to continue. Mr. Nunes seconded. All in favor. Motion passed.

NEW BUSINESS

PUBLIC INFORMATIONAL MEETING

Master Plan/Comprehensive Permit Application: “White Tail Estates”; Douglas Enterprises, LTD
Proposed 42-Lot Subdivision w/12 Affordable In-law Units
AP 76, Lot 1; Zone RR2
Leuba Road

Attorney Robert Craven, legal counsel for Douglas Enterprises was not present.

A five (5) minute recess was called by Chairman Crossman in order to allow Attorney Craven to arrive to the meeting.

Douglas DeSimone representing DJVJ Construction requested a continuation until the October 22, 2014 meeting due to Attorney Craven’s absence. Chairman Crossman advised the public audience that no more notices will be sent out.

Mr. Flynn made a motion for the continuation. Mr. Kalunian seconded. All in favor. Motion passed.

DISCUSSION

Citizens present for the meeting were disgruntled that there was a continuation for “White Tail Estates”. Mr. Crossman explained that no public comment could be heard without the developer’s legal representative being present.

OTHER BUSINESS

Public Works Director

None

Planning Director Report

None

Public Comment

Vic DeGraide of 30 Teakwood Drive, Coventry, RI, addressed the Commission questioning as to why there is only one egress into his neighborhood. He wanted to know how it was possible that this was passed. He stated that on two occasions, more than one rescue vehicle could not get through the neighborhood.

Research conducted by the Planning Department showed that there used to be an ordinance requiring two (2) egresses. Currently, two egresses are not required. Mr. Peabody explained that at the time of the neighborhood's development a second egress was denied by DEM due to wetland issues. Mr. Sprague stated that it was incumbent upon Mr. DeGraide to contact DEM's Wetland Division for the particulars.

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

Meeting Adjourned 7:28 p.m.

Minutes prepared by Susan Volpe