

Planning Commission
Minutes of March 9, 2016 Meeting

1670 Flat River Road
Coventry, RI 02816

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

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

Members Absent: N/A

Also Present: Attorney Diane Izzo, Mr. Sprague, Ms. Karwoski, Mr. Joyal, Attorney Brunero

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

Approval of Minutes:
January 27, 2016

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

SITE WALK

The first item of the evening before the Planning Board was to schedule a site walk for:

Sitewalk for Pre-Application: **“Summit 55 Housing Project”**; Summit General Store LTD

*10 Proposed Age Restricted Units (+55) Consisting of 5 Buildings, Each with Two, 2-Bedroom Units
28 Old Summit Road*

Mr. Crossman asked if anyone would be representing the applicant even though they would not presently be asking any questions of the applicant. Mr. Sprague replied that he would be. Secretary Flynn offered the date of Saturday 3/26/16 at 9 a.m. for the site walk and 4/2/16 at 9 a.m. for a rain date. Criteria for Cancellation – phone call from Planning Dept. on Friday night.

It was then noted that the next meeting of the Planning Board would not be until April 27, 2016.

The next item on the agenda is new business from previously scheduled public hearing on February 24, 2016. This new business is:

Public Hearing

Preliminary Plan: “**Village at East Shore**”; ASCO Group
28 New Single Family Units & 1 Existing Unit w/Street Creation
AP 31, Lots 72, 88, 89, 94 & 95
Tiogue Avenue & East Shore Drive

Planning Commission member Carl Mattson recused himself from this item as he is an abutter.

At this time Mr. John Brunero, Jr. from the Law Offices Of Nolan, Brunero, Cronin & Ferrara LTD., of 1070 Main Street, Coventry, RI 02816 answered that he is representing on behalf of the applicant. The matter has been before the board for over 10 years and concerns property on Tiogue Avenue and East Shore Drive. It concerns Tax assessor’s plat 31, Lots 72, 88, 89, 94 & 95. The area has an underlying zoning of R 20.

This application first came before the Planning Commission in spring of 2006. At that time the applicant had been granted Master Plan approval and units going in with old ISDS septic design. The project has always been guided by the concerns for Lake Tiogue held by the now deceased Jeff Hakanson. Jeff and the neighbors and the applicant came up with a plan to tie in the project with the school and the Coventry sewer system at the point where it ties in with West Warwick on Tiogue Ave. It is tied in as planned.

Mr. Sprague facilitated appealing two easements going through neighbors’ properties to have this done as it would have been impossible to construct an uphill pump station. This portion of the project is complete with sewers installed and is now entirely tied in with the school per the directives of the town’s engineers. The project is ready to go forward without any septic systems or leech fields thereby preserving the integrity of Jeff’s wishes, memory and Lake Tiogue.

The size of the line is sufficient enough that should the town want to add additional units to the line they could do so. Project went before TC and gave approval of Planned Unit Development (PUD) before a public hearing. There is open space of 4.4 acres that the developer will preserve per the directive of PC. The space will be kept passive and dedicated to the town.

Mr. Sprague stated that the TC on 11/18/13 granted the zone change from R 20 development to PUD such that the 4.4 acres adjacent to Tiogue would remain passive.

All agreed that the restrictions to keep those acres passive could be put right in the deed. When it is deeded over to the town it will be clear that there will be no tree forts, ATVs, or any active recreation. However, walking accessibility to enjoy nature is fine. There is no parking available there.

The applicant clarified that they are looking for preliminary approval of the sub division which is exactly the same as the Master Plan but for a change with drainage. The drainage change has been submitted to the Town Engineer as well as RI DEM. Mr. Brunero has an insignificant alteration permit approval from DEM. Mr. Sprague has that in hand.

Through Commonwealth Engineering (Karen Beck) they have updated plans to meet new DEM regulation changes which are more stringent standards for treatment of the drainage before it goes into Lake Tiogue. They were required to do it, have done it, and now have DEM Approval. They would like to do the project in two phases.

Phase I being the 8 frontage lots which have the availability of sewer and water at this time. There is no bonding required on this as all the infrastructure work is complete.

Phase II is the installation of a new road, the complete drainage system, and drainage retention area. During Phase II the Town Engineer needs to come up with a bargaining number for the developer to work from and do the installation. They will proceed building homes once the bond is posted.

So Phase I is looking for Administrative approval to finish and Phase II would have to come back for a setting of the bond at a future date.

All of the houses will have infiltration systems.

Mr. Joyal asked if the develop would also be putting drywells in the street. Questions followed as to why the drywells in the street.

Mr. Nunes asked if the developer would be using right of ways going in and out during construction phases while people already occupied dwellings. Mr. Brunero said there were construction rights of ways but which lots they started construction was still to be decided. Mr. Nunes said it would be difficult to avoid homeowner complaints living on construction sites.

What about reworking East Shore Drive?

Karen Beck of Commonwealth Engineers and Consultants stated that there will be minor repaving in certain areas but for the majority of East Shore Drive there will be no repaving.

Mr. Nunes inquired if the sewer installation had just a trench patch in the road. Mr. Kalunian stated that he saw the trench patch and it was one of the best he had ever seen.

Mr. Brunero offered that with the Bonding on Phase II – if commission indicates repaving is necessary they will do it.

Mr. Crossman asked how much the applicant spent installing the sewer system. Over \$300,000.00 already spent. System is in and school is hooked up. If there is a problem with the street, Mr. Assalone will fix it. They will do top coat or repave.

Mr. Kalunian inquired about design change with the retention basin. Yes, it has all been updated to current regulations. The biggest impact is that the developer brought the sewers to the area, the school, and the sewer line is large enough to probably in the future work out with Rawlinson Drive.

Also neighbors and developer have worked out the encroachment issue with land acquired by adverse possession. Mr. Boyer and Associates has submitted plans to have that land deeded over to neighbor by administrative subdivision. All are in agreement on this issue.

Mr. Crossman asked for questions from the Commission for Attorney Brunero or Karen Beck and an explanation of the phasing from Mr. Brunero including the approvals applicant seeks.

Mr. Brunero submitted:

Vote Phase I to be approved Final Administratively

Vote Phase 2 to be approved Final – (he has to come back before board for bonding) not administratively because only the board can set the bond based upon the recommendation of the engineer.

Mr. Crossman asked if that would not be provisional as they don't have an alteration permit.

Mr. Sprague interjected that he believes the applicant is looking for preliminary plan approval for Phase I (lots 12, 13, 14, & 15 and lots 25, 26, 27, & 28) and conditional Preliminary Plan approval for Phase II (lots 1- 11; 16 – 24; as well as lots 29 & 30). The applicant is further requesting Final Plan approval proceed administratively with the condition that there was approval for insignificant alteration. So the PAP for Phase 1 is not necessary.

The applicant will return for setting of the bond and show what DOT has done with PAP.

Mr. Nunes asked for clarification as to whether applicant sought Phase II approvals at this hearing because he had additional items regarding Phase II to discuss.

Mr. Brunero clarified that they are seeking conditional approval for Phase II and that he can address those concerns now or when they return.

Discussion followed whether they should vote on both phases that night or come back for Phase II vote. Mr. Brunero stated his concern of waiting for Phase II vote of the costly expense of holding another public hearing.

Mr. Nunes inquired if the applicant had seen Director of Public Works Mr. McGee's comments in the Planning Director's Report. Mr. Brunero had, however it had been several months ago and asked for a refresher. Mr. Nunes said he was referring to page 5 of the Planning Director's report where Mr. McGee's requests are noted, in particular, installation of sidewalks through home lots. Mr. Nunes felt sidewalks were not necessary. Mr. Brunero offered that a walking path would be fine and they would meet the ADA requirement of 5 foot paths and straw erosion blankets on slopes. Sidewalks will be asphalt. Ms. Beck stated that the London Plane Tree request had been met. Mr. Nunes was comfortable going forward with whatever the Town Engineer recommended for catch basins.

Mr. Kalunian concurred that if there were to be no sidewalk installation, there should be a walking path. The easements for Kent County Water and sewer and drainage may not be fenced. There will be restrictions of homeowners doing anything on easements.

At this time Mr. Crossman asked for a motion to open the Public Hearing. Mr. Nunes made the motion to open. Mr. Flynn seconded. Motion Passed.

Now comes Don Ferris of 5 Ferris Drive before the Planning Commission with concerns about the easements for water drainage from East Shore Drive. Will the drainage pipe be in the same easement? Yes

Mr. Ferris wanted confirmation that this whole space would be open to homeowners as agreed to in the past that it would be left undeveloped. He is concerned about more people using open area whether someone will try to close it off. The Commission assured Mr. Ferris that the easements will always be accessible. There won't be any fences and the town will always need to have to access. There are physical restrictions that still need to be worked out for this town property. Because it is mostly pine in there, so there have been fires. With new homes there, Fire Dept. will need access. The Town should consider a crash gate for fire truck access and it will.

Mr. Brunero indicated that when Mr. Assalone purchased the property he installed a chain to deter vehicles from entering and dumping. Mr. Assalone saw to it that the dumping area was cleaned.

As there were no more comments from the public Mr. Bouchard motioned to close the public hearing. Mr. Nunes 2nd. Motion passed.

Mr. Crossman then read the Planning Department's recommendation:

PLANNING DEPARTMENT RECOMMENDATION

The Planning Department recommends that the Planning Commission grant Preliminary Plan approval for the proposed twenty-eight (28) lot Major Residential Planned Development Subdivision subject to the following conditions:

The applicant development shall be allowed to proceed with two (2) phases: (1) Phase I shall consist of eight proposed lots (# 12, 13, 14, 15, 25, 26, 27 & 28). Phase II consisting of lots 1-11 and 16-24 is granted conditional Preliminary Plan approval which shall become unconditional Preliminary Plan approval upon the applicant securing all necessary State permits.

The applicant has secured the requested change of Zoning District from R-20 to Planned Development (PD a/k/a PUD).

The proposed Preliminary Plan is consistent with the Land Use Plan, Housing Plan, Community Services & Facilities Plan, Natural Resources Preservation Plan and Open Space Elements of the Town's Comprehensive Community Plan.

The Land Use Plan allows for higher density residential development (HDR) of one dwelling unit per .05-.5 acres (2178 SF-21,780 SF) where the project is part of a planned

development known as a ‘Land Development Project’; where it is in close proximity to public utilities, facilities and transportation facilities; where it is adjacent to or near arterial roadways; and where it is located in close proximity to public open space, parks, playgrounds or schools.¹

The subject development is a planned development; has public water and future sewer facilities available to it; is adjacent to Route 3 which is identified as a ‘principal arterial’ road in the RIDOT Highway Functional Classification System 2004-2015; and is in close proximity to Tiogue Lake (a public recreational facility) and Tiogue Elementary School.

The Housing Plan Element encourages new housing development in eastern Coventry to allow for infill development in areas targeted for medium and high density residential development where sanitary sewers and community facilities are available in close to arterial roadways.²

The Community Services & Facilities Plan Element recommends that the Town should continue the installation of a sewerage collection system in eastern Coventry and to strive to reduce point and non-point groundwater contamination particularly in the vicinity of water bodies.³

The Natural Resources Preservation Plan Element provides that the Town should utilize planning techniques such as Planned Developments to allow sub dividers to site plan around natural features such as wetlands to protect them from encroachment from development and to protect water resources.⁴

The Open Space & Recreation Plan Element of the Comprehensive Plan encourages the Town to acquire open space for passive recreation adjacent to Tiogue Lake.⁵

It is recommended that the proposed 4.4 acres of open space adjacent to Tiogue Lake be deeded to the Town for use of the entire public for passive recreation/conservation purposes.

The Planning Department further recommends that as a condition of allowing a higher density of residential units in the development that the developer install a gravity sewer line of sufficient size to accept flows from neighboring properties which may connect to the public sewer system.

The applicant should provide a wye or lateral to allow Tiogue Elementary School to connect to the sewer system. (**Completed**) Also, as previously agreed upon the developer should provide a wye or lateral to allow the two (2) adjacent landowners who have

1 Comprehensive Community Plan, Land Use Element, D.1-21, 22.

2 Comprehensive Community Plan, Housing Plan Element, D.4-8, 9.

3 Comprehensive Community Plan, Community Services & Facilities Plan Element, D.5-10, 16.

4 Comprehensive Community Plan, Natural Resources Preservation Plan Element, D.6-18.

5 Comprehensive Community Plan, Open Space & Recreation Element, D.7-2, 13.

heretofore granted sewer easements to cross their properties (Tworog & Boeglin) to eventually connect to the public sewers.

The applicant shall secure a PAP for entrance of the new roadway onto Tiogue Avenue.

The applicant should incorporate those recommendations of its Traffic Engineer respecting vegetation clearance for increased sight distance along East Shore Drive and a stop sign at the intersection of the new roadway and Tiogue Avenue.

The applicant should incorporate those measures recommended by the Fire Marshal respecting location, minimum flow and minimum PSI respecting the fire hydrants.

The applicant should substitute the proposed sixteen (16) *acer ginnala flame trees* (amur maple) street trees for deeper rooted trees such as *London Plane Tree, Northern Red Oak & Hickory*.

The Applicant should adhere to the recommendations of the Director of Public Works' to wit;

The developer should install a five foot (5') wide bituminous sidewalk at the end of the cul-de-sac between Lots # 16 & # 17 and Lots # 14 & # 15 to allow access from the subdivision to the existing sidewalk on East Shore Drive to allow access to the Tiogue Elementary School & dedicated Open Space;

The sidewalks should be five foot (5') in width for handicap access (ref. Sheet 5 of 18 installations of straw erosion control blankets on slopes behind Lots # 18 & 24;

Consideration of converting DMH # 5 to a catch basin to collect flows behind Lots # 16, 11, 12 & 13 at the end of the cul-de-sac;

Submission of all construction documents to Town Engineer prior to start of construction;

Prior to installation of the sewer line, the applicant should submit its final sewer installation plans to the Town Engineer; confer with the Town Engineer for his input into the sewer line installation; advise the Town Engineer as to the commencement and stages of sewer installation; subsequent to installation of the sewer lines the applicant shall submit as-built plans to the Town Engineer.

Upon acceptance of the sewer line, the applicant shall convey at no charge (other than fair share development relief) to the Town all of its rights to the sewer lines and supporting infrastructure such that they shall be accepted as public sewers.

The Commission should grant relief from the fair share development fee in an amount equal to those public improvements paid by the applicant (i.e. costs of sewers & sewer construction) and as determined by the Town Engineer as appropriate. Said amount shall be consistent with Ordinance # 106-6 (G) & (H) which allows for *satisfaction of 'fair share development fees' via "dedication of land; performance of construction services; purchase of equipment, payment of fee or any combination thereof. The total value of the applicant's contribution shall not exceed the projected fee ('impact fee') involved."*

As applied to the instant matter, the applicable "fair share development fee/impact fee" is \$7595/dwelling unit. The developer proposes to develop twenty-eight (28) house lots and grant the Town 4.4 acres of water front open space + installation of a public sewer line which would service the development and the surrounding area. Accordingly, the maximum waiver of impact fees (as approved by the Town Council) is \$212,688.00.

Finally, it is recommended that in the event the Planning Commission should grant Preliminary Plan approval with respect to Phase I conditional upon securing a RIDEM Freshwater Wetlands Permit (which they already have), extension of infrastructure (water & sewer) to service the lots in Phase I and construction of drywalls on each lot; and conditional Preliminary Plan approval for Phase II subject to securing necessary State permits to include RIDEM Freshwater Wetlands/RIPDES Permit, RIDOT PAP permit and approval of extension of the water/sewer & storm water systems.. (*end*)

To clarify, there are 28 lots, 27 new homes – 1 existing.
Phase 1 – Final Administratively

Discussion followed whether there could be one or two votes and how to go about this procedurally. Mr. Kalunian advised to avoid confusion, to iron out the stipulations for Phase II first. Mr. Brunero requested that there be two separate motions.

Mr. Kalunian made the motion to recommend the approval of the proposed twenty-eight (28) unit Major Residential PD Subdivision is consistent with the Town's Comprehensive Community Plan.

- *The Housing Element of the Plan encourages new housing in eastern Coventry to allow for infill development in areas targeted for medium and high density residential development where sanitary sewers and community facilities are available in close proximity to arterial roadways.*
- *The Community Services & Facilities Element of the Plan provides that the Town should continue the installation of a sewerage collection in eastern Coventry and should strive to reduce point and non-point groundwater contamination particularly in the vicinity of water bodies.*

- *The Natural Resources Element of the Plan recommends that the Town allow subdivides to site plan around natural features such as wetlands to protect them from encroachment from development and to protect water resources.*
- *The Open Space & Recreational Plan Element of the Plan encourages the Town to acquire open space for passive recreation adjacent to Tiogue Lake.*

Significant Negative Environmental Impacts

- *The proposed development should not create any significant negative impact to the environment*
- *The applicant will install a public sewer system which will mitigate groundwater contamination of Tiogue Lake*

Zoning

The applicant has received Plan Development (PD) change of zone such that all lots are consistent with the minimum dimensional requirements of the Town's Zoning Ordinance.

Access to Public Street

Each of the proposed lots has adequate and permanent access to a public street.

Phasing

- *The applicant is allowed to proceed with its development in two (2) phases.*
- *Phase I shall consist of proposed lots 12-15 and 25-28. Upon approval tonight Final Plan may proceed administratively.*

No Stipulations

Ms. Fagan 2nd the motion. Hearing no discussion: vote - Motion Carries unanimously.

Mr. Nunes made the motion for Phase II.

The proposed twenty-eight (28) unit Major Residential PD Subdivision is consistent with the Town's Comprehensive Community Plan.

- *The Housing Element of the Plan encourages new housing in eastern Coventry to allow for infill development in areas targeted for medium and high density residential development where sanitary sewers and community facilities are available in close proximity to arterial roadways.*
- *The Community Services & Facilities Element of the Plan provides that the Town should continue the installation of a sewerage collection in eastern Coventry and should strive to reduce point and non-point groundwater contamination particularly in the vicinity of water bodies.*
- *The Natural Resources Element of the Plan recommends that the Town allow subdivides to site plan around natural features such as wetlands to protect them from encroachment from development and to protect water resources.*
- *The Open Space & Recreational Plan Element of the Plan encourages the Town to acquire open space for passive recreation adjacent to Tiogue Lake.*

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The proposed development should not create any significant negative impact to the environment.

- *The applicant will install a public sewer system which will mitigate groundwater contamination of Tiogue Lake?*

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The applicant has received Plan Development (PD) change of zone such that all lots are consistent with the minimum dimensional requirements of the Town's Zoning Ordinance.

Access to Public Street

Each of the proposed lots has adequate and permanent access to a public street.

Phasing

The applicant is allowed to proceed with its development in two (2) phases.

Stipulations

- *The applicant shall grant to the Town 4.4+/- acres of open space adjacent to Tiogue Lake which shall be utilized in perpetuity for passive recreational purposes.*

- *The applicant shall install a gravity sewer line and appurtenances thereto of sufficient size to accept flows from the project and the neighboring properties to connect to the public sewer system. The applicant shall provide a wye or lateral to allow Tiogue Elementary School to connect to the sewer system. The applicant shall also install wye or lateral to allow the two (2) adjacent landowners who have granted sewer easements to cross their properties (Tworog & Boeglin) to eventually connect to public sewers. The applicant shall utilize Best Management Practices (BMPs) in the installation of the sewer line which shall be subject to approval by the Town Engineer. Upon completion of the sewer line said facility shall be deeded by the applicant to the Town.*
- *The Commission shall grant relief from the fair share development fee ("impact fee") ordinance for the applicant's improvements paid by the applicant as determined by the Town Engineer and pursuant to the provisions of the Town's Code of Ordinances.*
- *The applicant shall substitute the proposed sixteen (16) acer ginnala flame trees to be used as street trees for deeper rooted treated trees such as London Plane Tree, Northern Oak and Hickory Trees.*
- *The Planning Commission incorporates by reference the recommendations of the Planning Director as set forth in his report dated February 24, 2016.*
- *The sidewalks should be five foot (5') in width for handicap access;*
- *Installation of straw erosion control blankets on slopes behind Lots # 18 & 24;*
- *Consideration of converting DMH # 5 to a catch basin to collect flows behind Lots # 16, 11, 12 & 13 at the end of the cul-de-sac;*

Waivers

- *The applicant's waiver as to length of right-of-way is granted.*
- *The applicant's waiver to allow a curb radii of less than 1/2 the street right-of-way is granted.*
- *The applicant shall eliminate the landscaped island within the cul-de-sac.*
- *The applicant shall be allowed to install a sidewalk on only one side of the road **provided it goes all the way around the cul de sac;***

- *The request to waive the requirement of a bike walk is granted.*

Phasing

The Planning Commission approves the proposed Phasing Plan for the development.

Preliminary Plan Approval

•The applicant is granted conditional Preliminary Plan approval of Phase II subject to securing necessary State permits to include a RIDEM Freshwater Wetlands Permit/RIPDES permit, RIDOT PAP permit, and approval of the water/sewer and storm water facilities by the appropriate state and local agencies.

Roof Runoff Drainage Systems

•The applicant shall install rooftop runoff drainage systems on each of the dwellings.

Ms. Fagan Perry seconded the motion.

Discussion followed the incorporation of the Director's/staff report and the wording of the stipulation regarding the sidewalk and the walking path for the children to use as a cut through to the school. Dirt paths do not meet ADA requirements. It was recommended that any discrepancies with the Director's report or the stipulations or issues that arose during construction would be given consideration at the final public hearing.

*Mr. Kalunian amended his motion under the criteria for stipulations to end with **“notwithstanding those items which were addressed tonight in the Director's Report”**.*

Ms. Fagan Perry seconded the amended motion.

No discussion.

Vote: The motion carried unanimously.

The next item on the Agenda:

One Year Extension Request for Approved Preliminary Plan: **“Heritage Estates”**; Fred Schick, Heritage Homes, LLC

Mr. Brunero also represented this applicant. This item is very old business of a good ten years. In April of 2010, they had Preliminary approval and a signed decision in 6/2010. This matter comes before the Planning Commission on the applicant's request for a one (1) year extension for submission of Preliminary Plan approval.

Mr. Brunero explained that the holding expiration period according to R.I.G.L. § 45-23-63.1 speaks of approvals as of November, 2009 there was a remaining 6 months not used.

It is not clear to Mr. Brunero how much of an extension he can add in June 2016. His request is for an extension to June 30, 2017.

Discussion followed as to what the appropriate extension should be and to be sure that the extension met state requirements. Ms. Fagan suggested that if another one year extension is granted, it will be the last.

Ms. Fagan made the motion to extend the application to June 30, 2017

Mr. Nunes seconded the motion. Motion passed unanimously.

The last item on the Agenda is the **Recommendation to Town Council 2016-2017 Capital Improvement Budget**

Discussion ensued with conflicting opinions regarding the need for a new **Police Station** and its cost. Mr. Sprague recommended improvements that the current Police Station is lacking and recommended increasing its size.

Mr. Sprague addressed **Parks and Recreation** requests for capital improvement including replacing garbage trucks and pickup trucks, and roof replacements at Foster Park. Mr. Sprague pointed out that the Fire Marshall had reduced the seating capacity of the auditorium at the Town Hall Annex. Ms. Fagan asked if there were a way to reverse that decision to keep up with the town's recreational needs.

Department of Human Services is requesting a building addition.

Mr. Sprague continued to delineate the various department requests including the need to build another dog pound and new snowplows.

Discussion regarding the **DPW's** request for an LED message sign. Although it does not go against the Town's Comp. Plan, it does violate zoning ordinances.

Once Mr. Sprague had completed presenting the Capitol improvement requests Mr. Crossman asked if the Commission had any questions for Mr. Sprague or if there were any discussion. Mr. Crossman and Mr. Sprague clarified that the commission was not making a recommendation to the TC to approve or deny requests. The Commission's responsibility was to vote as whether the requests were consistent with the Town Comp Plan or not. The commission expressed its concern over the LED sign request.

Mr. Nunes made the motion that the proposed Police Capitol/Improvement budget is consistent with the Town's Comprehensive Plan. The Community services & Facilities Element of the Plan recommends establishing a newer, larger facility as well as ensuring that Police services should be expanded and maintained to protect public safety.

Parks & Recreation

The proposed Parks & Recreation CIP is consistent with the Town's Comprehensive Plan. The Plan encourages the acquisition and maintenance of recreational facilities to meet town-wide recreational open space objectives.

Human Services

The proposed addition to the Human Services Building is consistent with the Town's Comprehensive Plan. The Comprehensive Plan recommends providing adequate space and facilities for human services departmental needs.

Department of Public Works

The proposed CIP for DPW is consistent with the Town's Comprehensive Plan. The Comprehensive Plan recommends expansion and maintenance of DPW assets.

Planning

The Planning Department's request for a 4-wheel drive vehicle is consistent with the Town's Comprehensive Plan.

Mr. Flynn seconded the motion.

All voted in favor except for Ms. Fagan dissenting. Motion passed.

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

Meeting adjourned at 8:45 pm.

Minutes prepared by Kathy Gray