

**Planning Commission
Minutes of October 21, 2015 Meeting**

1670 Flat River Road
Coventry, RI 02816

Meeting Called to order at 7:01 pm by Chairman Russell Crossman.

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

Members Absent: none

Also Present: Attorney Assalone, Mr. Sprague

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

Approval of Minutes:
September 23, 2015

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

Approval of 2016 PC Meeting Calendar:
Mr. Mattson made a motion to approve the 2016 Planning Commission Meeting Calendar. Ms. Fagan-Perry seconded. All members were in favor. Motion passed.

SITEWALK

Sitewalk/Pre-Application for Development Plan Review: “Jardin DPR Subdivision”;
Christopher & Nicole Jardin
Proposed Site Plan for New Dwelling and Obstacle Course
AP 315, Lots 37.1 & 37.5; RR5
394 Carr’s Trail

Attorney John Vallone, 876 Main Street, East Greenwich, representing the clients. He clarified that the process for approval of this project was to schedule a site walk and then return for pre-application for special use of this property. Mr. Sprague showed the Planning Commission members an aerial view of the lots for the planned dwelling and obstacle course. Ms. Fagan-Perry questioned the location and measurements of the entrances. Mr. Sprague explained that the Planning Commission will need to decide whether or not to merge the two lots into one lot. This decision will determine if an administrative subdivision or a dimensional variance would be required.

Mr. Kalunian questioned if the footprint of the dwelling would be in the same location or moved. Attorney Vallone answered that it would be in the same location just extended.

Mr. Kalunian also asked what was envisioned for access to the obstacle course. Attorney Vallone said access would be through the same property and the other access would not be utilized. Ms. Fagan-Perry pointed out wetlands on the property would not allow access from the other side.

Secretary Flynn scheduled a site walk for Saturday, October 31, 2015 at 9:00AM with a rain date of November 7, 2015 at 9:00AM.

OLD BUSINESS

Pre-Application/Recommendation to Zoning for Variances: “Minor Subdivision Kevin N. Gregory”; Jamie L. Sardelli
Proposed Minor 2-Lot Subdivision
AP 103, Lot 22.1; Zone R20
Howard Avenue

Kevin Gregory came before the Planning Commission for a dimensional variance. Mr. Flynn stated the only issue was a side setback relief. Mr. Sprague explained that the Planning Commission would have to recommend approval of a variance to the Zoning Board of Review. Mr. Crossman clarified the applicant would require dimensional side setback relief. Ms. Fagan-Perry questioned the property line configuration. Mr. Crossman stated that the applicant has the square footage and the ability to make the lots conforming. Mr. Nunes noted that typically the Planning Commission recommends that lots be conforming. Mr. Crossman said if the variance is granted by the Zoning Board, technically it will be a conforming lot. Mr. Kalunian noted that a deck on the existing dwelling lot would still require a variance.

Mr. Nunes made a motion to make a favorable recommendation to the Zoning Board to approve the variances for the frontage of the proposed lot and the side setback of 20’ for the existing lot that the applicant requires and that this proposal is consistent with good planning practices. Ms. Fagan-Perry seconded the motion. All members were in favor. Motion passed.

OTHER BUSINESS

Planning Commission Issues of Interest

Ms. Fagan-Perry questioned the status of the Leuba Road development. Mr. Crossman explained that the Planning Commission denied the petition for the development. The applicant, Mr. DeSimone, went to SHAB (State Housing Appeal Board) to overturn the decision. After multiple meetings, a compromise was reached that now 30-single family homes will be constructed with no affordable housing and no duplexes. There will be no cul-de-sac as originally planned and the road will cut through the development. Curbing and concrete sidewalks will be constructed. In addition, a set of improvements will also be done to Leuba Road to accommodate traffic and safety requirements. The applicant will come back before the Planning Commission with a conceptual Master Plan to be

granted conditional approval along with a favorable recommendation for a density zone change to the Town Council. The Planning Commission will have two more public hearings on this project and the Town Council will have one public hearing.

Public Works Director

None

Planning Director Report

None

Public Comment

Mr. John Shields of 376 Carrs Trail stated that his property abuts the “Laid Back Forest” Recreational Course and he and the rest of the neighborhood are concerned about the activity on the course as the Jardins do not have permits. The concern is the large amount of people using the course along with the accompanying loud music, food trucks, vendors, raffles, etc.

Mr. Shields pointed out the one 55’ wide access road is only 80’ from his side door. Sometimes there are upwards of 1,500 people in attendance, as stated by articles and postings, coming to use the obstacle course which is highly disruptive to the neighborhood.

Mr. Crossman stated the lot only accommodates 156 cars and he questioned where the participants were parking. Ms. Fagan-Perry noted they park on open grass or wherever they could find an open spot. Mr. Crossman asked if the area was wooded. Mr. Shields stated the entry driveway is roughly 700’-800’; it then opens up to where the old house was located and where the obstacle course equipment is currently erected. It is in that area of the lot where parking could be accommodated.

Mr. Shields pointed out that the neighborhood is zoned as a RR-5, low impact, low density area. He further reiterated the obstacle course advertises it is available for weddings, “Boys’ Bash gatherings, bachelor/bachelorette parties, etc. He stated that Mr. Jardin is a nice gentleman and this is not a personal issue. The issue is the constant disruption to the peace of the neighborhood due to the loud music, traffic, and people constantly stopping at his home to ask directions to the course.

Mr. Jardin has been asked repeatedly to cut down on noise and disruption by the police but he does not follow directions. He posts these gatherings as “parties” which allows up to 250 people to attend. Mr. Sprague advised the Planning Commission that a traffic impact study has been conducted. Mr. Shields said he was aware of this study and noted the Coventry Police Department confiscated the counting machine until the owner could be identified.

Mr. Kalunian questioned another event on Hammet Road that also drew a large amount of people. Ms. Fagan-Perry clarified this event was only held once a year.

Mr. Shields asked if the site walk scheduled on October 31, 2015, was open to the public. Mr. Crossman confirmed that it was. Mr. Shields said that he and the neighbors were interested in attending.

A motion was then made by Ms. Fagan-Perry to adjourn the meeting. Mr. Nunes seconded. All members in favor. Motion passed.

Meeting adjourned at 7:41 pm.

Minutes prepared by Susan Volpe