

## **WEST GREENWICH**

**January 17, 2006**

### **SPECIAL PLANNING BOARD MEETING- Joint with Town Council**

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A special meeting of the West Greenwich Planning Board was held on January 17, 2006, with the Town Council. Present were: Chairman Mark Boyer, David Berry, William Lepak, Tim Regan and alternates Bill Bryan and Tom O'Loughlin. Brad Ward was absent. Town Planner Jennifer Paquet and Town Solicitor Michael Ursillo, Esq. were present.

Town Council members present were: President Thaylen Waltonen, Robert Meehan, and Richard Huntsman. Mr. Butler and Mr. Tourgee were not present. Town Administrator Kevin Breene was present.

Chairman Boyer convened the meeting at 7:42 p.m.

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Motion to reconvene the meeting as a joint meeting with the Town Council. Boyer-Berry (5-0)

Town Administrator, Kevin Breene, gave an introduction on tonight's meeting.

#### **Exit 7 SMD: Centre of New England**

-- Presentation of commercial component, conceptual layout

Mr. John Pagliarini, Esq., Mr. Nick Cambio, and Mr. Michael Weremay, landscape architect, were present. Mr. Pagliarini explained the recent land closings and approvals in the Centre of New England, such as the Wal-Mart. He then discussed possible development on the south side of Interstate Route 95. He noted that Mr. Cambio owns a lot of land there now, and that a 300 unit hotel with an indoor waterside park is interested in that spot.

Mr. Pagliarini then discussed the exploration of community well fields in the Centre of New England to provide the water needed that Kent County Water Authority cant' supply. Mr. Cambio noted that high yields from the initial testing. Mr. Weremay explained the design concept of a Main Street that would be parallel with Centre of New England Boulevard, with multi-story buildings with different facades. Mr. Cambio went over the potential businesses.

Mr. Pagliarini asked for a streamlined process for reviewing this portion of the development. It was noted that Mr. Boyer, Miss Paquet, Mr. Ursillo, and Mr. Breene could meet with Mr. Pagliarini about this.

#### **Exit 5 Cloverleaf**

--Joint meeting to discuss future development possibilities of the Exit 5 area

Mr. Norman Marsocci was present. He explained that he wants to start working on developing his property and that he is looking for help with funding and grants on the infrastructure. He noted that he has met with RIEDC. It was noted that he will need re-zoning of some of the land, and that he will need someone to help with the layout and the mix and types of businesses. He noted that he wants to work with the Town. Mr. Breene noted that he and Miss Paquet met with the RIEDC and that the RIEDC is very excited about this land, and how clean it is and proximity on I-95.

Motion to adjourn. Bryan-Lepak. (5-0). The meeting ended at 9:37 p.m.

**WEST GREENWICH**  
**January 17, 2006**  
**PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on January 17, 2006. Present were: Chairman Mark Boyer, David Berry (6:38 p.m.), William Lepak, Tim Regan and alternates Bill Bryan and Tom O'Loughlin (7:07 p.m). Brad Ward was absent. Town Planner Jennifer Paquet and Town Solicitor Michael Ursillo, Esq. were present. Mr. Nick Piampiano, PE from Garofalo, consulting engineers for the Town, was present. Chairman Boyer called the meeting to order at 6:35 p.m.

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**CONSENT AGENDA**

**A. Acceptance of Minutes**

December 19, 2005 Regular Meeting

Mr. Lepak noted typo on page 2 (regrading). Mr. Boyer noted that he recused on the Deer Run item. Motion to approve the minutes of December 19, 2005 as corrected. Lepak-Regan. (4-0).

**Decision:**

**DEER RUN ESTATES – MAJOR RESIDENTIAL SUBDIVISION / PRELIMINARY PLAN REVIEW, cont.:** AP 2, Lots 13, 15, 16-6 & 18

--On Deer Run Drive off Carrs Pond Road. 23 lot subdivision with road creation;  
Developer: G. Johnson Builders, Inc.

Gary Johnson, developer and Mr. Kirk Andrews, PLS were present.  
Mr. Nick Piampiano, PE, consulting engineer for the Town from Garofalo, was present.

Chairman Boyer asked Miss Paquet if there were any outstanding items, and asked about the drainage calculations. Mr. Piampiano explained that the drainage is all set, and handed Miss Paquet a final review memo.

Miss Paquet noted that the road names can come later, but that the only other issue that came up is Kent County Water. She noted that Chief Tyler called her today to let her know that he has no problem with cisterns if they don't get city water. Mr. Johnson explained that Kent County Water Authority is requiring wells for irrigation, and that if he has to do wells anyway, why put the city water in. There was discussion. The Board noted that they would require a groundwater study if there was no city water. It was noted that the plans can be approved subject to city water, and if it happens that there will be no city water, that the application will have to come back to the Board and a water study will be required.

**Motion** to approve the Preliminary Plans entitled, "Deer Run Estates," dated April 2005, revised through 12/28/05, prepared for G. Johnson Builders, Inc., with the following conditions:

1. Provide improved emergency access and easement to existing easement out to New London Turnpike, in accordance with Lake Mishnock Fire Department specifications in letter dated 11/28/05.
2. Driveways shall have berms to prevent road runoff from entering driveways.

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3. Underground electric shall be installed throughout the subdivision, as a continuation of the existing road.
4. The existing cul-de-sac shall be removed, properly graded, loamed, seeded, and otherwise planted to achieve a "natural state".
5. That the mailboxes for homes in the cul-de-sacs be located in the beginning neck of the cul-de-sac, not at each driveway.
6. Provide proper clearing for site distance at intersection of Carrs Pond Road, and that this work be completed at the beginning of road construction for the benefit of the construction traffic.
7. That the final drainage easements have dimensions (and reference point tie-in).
8. Stumps from clearing of right-of-way and drainage areas only may be buried in designated site as marked on plans. Stumps and/or other land clearing debris from the lots shall not be buried in this location. Notation of this stump burial area shall be marked on the final record plans, and shall be noted in the deeds for the properties that this site is on.
9. the landscaping plantings shall be on the property lines, as far away from the pavement as possible.
10. that the "no cut zone" on each property be noted in the deed along with a restriction that the area is to remain in the natural state.
11. that the drainage easements be noted in the deeds for the properties that they are on along with a restriction that these areas shall not be tampered with
12. repair damaged drainage in existing cul-de-sac, and tie the run-off into the new drainage.
13. that measures be taken to ensure no construction work or damage occur to existing lots on the cul-de-sac during road construction. If any damage does occur, the developer shall be responsible for quality repairs.
14. That the Project Review Fee account be replenished with \$3,000.00 prior to the start of construction, and continue to be replenished as needed throughout the duration of the project, in accordance with the Land Development and Subdivision Regulations.
15. That the applicant pays the Open Space and recreation fee per lot, as assessed at Final Plan.
16. that historic names be given to the three new roads in the subdivision off of Deer Run Drive.
17. this approval is contingent on the availability and installation of city water.

This motion is based on the 7 findings of fact in the draft motion.  
Berry-Regan. Motion carries (3-0), with Boyer and Bryan abstaining.

Mr. Lepak proposed that Town consider cluster zoning on the east end of town where there is water available.

**MINOR SUBDIVISION: AP 12, Lot 16-1**

Pre-application for two lot subdivision on Robin Hollow Road.  
Owner: John Harris; Applicant: William Bucacci, Jr.

Mr. Harry Miller, PLS from Alpha Associates approached the Board. He explained the site and what the applicant would like to do. He noted that they would like to get a variance to have a lot

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with 50 feet of frontage for one house now, and future development. The Board noted that they would not support this application, due to the non-conforming lot, and noted that this could be a Residential Compound. There was discussion on options and possible phasing of a subdivision. Mr. Miller will discuss the options with the applicant.

**SUBDIVISION REGULATIONS:**

Proposed Updates and Modifications (consider scheduling a public hearing)

The Board noted that it is pre-mature for a public hearing and decided to hold a special workshop to go over these proposed changes. Miss Paquet is to set the meeting.

**TECHNICAL REVIEW COMMITTEE**

-- Designate Member of Planning Board to TRC meeting.

Motion to designate Chairman Boyer to the TRC for the next 6 months. Lepak-Bryan. (4-0) w/ Boyer abstaining.

Motion to recess until the 7:30 p.m. joint meeting. Berry-Regan. (5-0).  
(see separate set of minutes)

**WEST GREENWICH**  
**February 21, 2006**  
**PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on February 21, 2006. Present were: Chairman Mark Boyer, David Berry, William Lepak, Tim Regan and alternate Tom O'Loughlin. Brad Ward and alternate Bill Bryan were absent. Town Planner Jennifer Paquet and Town Solicitor Michael Ursillo, Esq. were present. Chairman Boyer called the meeting to order at 7:05 p.m.

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**A. Acceptance of Minutes**

January 17, 2005 Regular Meeting

**Motion** to approved the January 17, 2006 Planning Board minutes. Berry-Lepak (5-0).

**B. Minor Subdivision: AP 15, Lot 13**

Preliminary Plan for one new lot subdivision on Fry Pond Road.

Owner/ Applicant: Shirley and Harry Barbour

Mr. Lepak called for discussion on the Minor Subdivision application, and noted that the checklist items were not complete. There was discussion. It was noted that applications need to be complete before they are put on the agenda.

**Motion** to approve the Barbour minor subdivision as drafted, read by Mr. Berry, with the addition of two more conditions:

10. That the applicant obtain a letter from a wetlands biologist noting that there are no wetlands on the proposed lot.
11. that the building envelopes be shown on the plan.

Berry-Regan (5-0).

**C. Advisory Opinion/ Pre-application: AP 6, Lot 41-1**

Proposed addition for two apartments to existing commercial building

Corner of Mishnock Road and Route 3

Owner/ Applicant: Guda Enterprises, LLC

Miss Paquet explained that the Guda Enterprises, LLC application had been withdrawn.

**CENTRE OF NEW ENGLAND- EXIT 7 SPECIAL MANAGEMENT DISTRICT/  
AMENDMENT TO MASTER PLAN: AP 1, Lots 3-1, 4-3, 4-4, & 4-5**

-- Center of New England Boulevard; Conceptual Commercial Layout;  
Public Informational Meeting

Motion to open the Master Plan Public Informational Meeting. Berry-Lepak (5-0).

Mr. John A. Pagliarini, Jr., Esq. was present. He asked to continue the meeting to March 20, 2006 so that any comments from tonight could be incorporated into the plan.

Mr. Pagliarini discussed the problems with Kent County Water Authority and noted the two proposed wells on the site, which would be abandoned once Kent County Water is able to

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provide water. He noted that when there is Kent County Water available, they will abandon the well field, and the second residential project could be built. He noted that they will be submitting their community well applications shortly.

Mr. Pagliarini discussed the Master Plan and how they'd like to have everything in place and the Master Plan approved so that the next projects and tenants can be approved at preliminary or administratively. He noted that they would get the items that the Technical Review Committee asked for: landscaping, signage, building types and facades, drainage, traffic patterns and updates, fire department comments, lighting plans, and phasing plan. Miss Paquet asked for a new rendering of the streetscape cross-section, to see what the actual layout as presented would look like. Mr. Pagliarini noted that they would also give a wetlands application update.

Motion to continue to March 20, 2006. Berry-Regan (5-0).

**PRE-APPLICATION: BALD HILL RESIDENTIAL COMPOUND: AP 28, Lots 21 & 22**  
-- on Plain Meetinghouse Road (formerly Scenic View Estates)

Mr. Kirk Andrews, PLS approached the Board. Mr. Brian McCoy was present, in the audience.

Mr. Andrews noted that this is a brand new application for this property. Mr. Boyer noted that he had previously recused himself on this project due to contractual obligations with the previous engineer, and noted that since this is a new application with a different engineer, he believes he no longer needs to recuse himself. Mr. Ursillo explained that the Zoning Board appeal had been continued and that in the meantime, if this application is approved, the Zoning Board appeal will become moot.

Mr. Andrews noted that they came to the Board to get an idea whether something like this would be considered. There was discussion on the lot sizes. Mr. Andrews noted that they would have to ask for waivers. He noted that they would use the easterly access for the main access.

Chairman Boyer clarified that this applicant was before the Board for a 9-lot subdivision that was denied by the Planning Board and is currently before the Zoning Board for an appeal. He noted that the applicant is now looking for a residential compound with 5 lots (3 new lots). There was discussion on the density and number of lots. Mr. Berry noted that residential compounds are a maximum of 4 lots, at 5-acre density. Mr. McCoy noted that he wouldn't consider going down to 4 lots. Mr. Andrews noted that they are asking for one more than the ordinance density would allow. It was noted that with the loop road, the site could have yielded 8 lots.

There was discussion on the two access points. Mr. Andrews noted that the McKeens didn't want people driving past their house, so to satisfy everybody, they would use the easterly access. Miss Paquet explained that the applicant is now proposing to use the access that for the previous subdivision did not have the site distance. Mr. Andrews explained that he needs to stake out where the right-of-way is because there are some trees that may be in the Town right-of-way which they could cut which may give the correct site distance.

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Mr. Lepak asked Miss Paquet to explain this. Miss Paquet explained that the reason the loop road did not work for previous plan is because the access between DiMartino and Hawkins did not have the site distance in one direction, and the Board considered making it a one-way in, but decided against it and to go with a cul-de-sac.

Mr. Ursillo noted that the Zoning Board is holding their decision pending a compromise, which is what this application represents. He noted that apparently the individuals who are opposed to the 9-lot subdivision, represented by Attorney Nick Gorham, are in favor of this plan.

Chairman Boyer commented that the Board is not voting on this tonight, but asked the Board if they would be agreeable to this as a compromise, then asked for more information about the site distance.

Mr. Paul Bannon, PE noted the travel speeds and the site distance and noted that initially, they said that the site distance is insufficient for the travel speeds, and that without having information on the right-of-way, that selective clearing and trimming in the right-of-way would have to be done, and potential easements would have to be required, and that that is why they went with the other access that had the sufficient site distance. Mr. Bannon noted that for this compromise, they would have to investigate the east access further to see what mechanism is needed to make it work. Mr. Berry asked if it has to be as stringent if it is a driveway versus a town street. Mr. Bannon answered that it would be a low volume driveway intersection and that providing 300 feet would be more than adequate at that location. There was discussion on the site distance.

Chairman Boyer asked the Board which way the Board would go. There was discussion. Chairman Boyer noted that as a compromise, he is not against it, because the residential compound ordinance started out as 5 lots, and noted that the applicant would have to go to the Zoning Board for the 5 lots. He noted that the safety issue with the site distance is the most important thing, and that the applicant needs to address this. He noted that the Board would like them to consider affordable housing.

### **BUDGET**

-- Fiscal Year 2006/ 2007 Budget Requests & Capitol Improvement Program Requests

Miss Paquet went over the proposed budget, including Affordable Housing Plan implementation, Stormwater Management Plan implementation, and a Wastewater Management Plan. There was discussion. The Planning Board recommended the following: Exit 5 clover-leaf plan reassessment- \$25,000; Growth Management and Fiscal Analysis- \$10,000; Comprehensive Plan Update- \$50,000; Cluster zoning- \$10,000; Zoning Ordinance amendments-\$5,000. Miss Paquet will prepare a memo with Chairman Boyer to submit to the Town Council.

### **SUBDIVISION REGULATIONS:**

Proposed Updates and Modifications

There was no discussion on Subdivision Regulations, however the Board did acknowledge receipt of the comments from Mr. Ralph Pratt.

Motion to adjourn. Berry-Regan (5-0). The meeting ended at 8:45 p.m.

## **WEST GREENWICH**

**March 8, 2006**

### **JOINT PLANNING BOARD MEETING WITH TOWN COUNCIL**

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A special joint meeting of the West Greenwich Planning Board was held on Wednesday, March 8, 2006 with the Town Council. Present were: Chairman Mark Boyer, David Berry, Brad Ward, William Lepak, Tim Regan, and alternate Tom O'Loughlin (8 p.m.). Alternate Bill Bryan was absent. Town Planner Jennifer Paquet was present.

From the Town Council, President Thaylen Waltonen, Robert Meehan, Robert Butler, Richard Huntsman, and Mark Tourgee were present. Town Administrator Kevin Breene was also present.

Chairman Boyer called the meeting to order at 7:40 p.m.

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**Note: the special meeting scheduled for the Planning Board at 7:00 p.m. was cancelled.**

#### **AP 34, Lot 2: "The Preserve at West Greenwich."**

-- discussion on possible Special Management District for project owned by CIOEWG, LLC; off Plain Meetinghouse Road

Kevin Essington and Kathleen Wainright from the Nature Conservancy were present. No one was present to represent the Cioe party.

Town Administrator Breene began the meeting with an explanation of the large parcels in the western corner of Town.

Mr. Essington announced that The Nature Conservancy now has a Letter of Intent from the Cioe family towards purchasing the CIOEWG, LLC property, and he explained that this is not a contract to purchase the parcel. He also explained the prospects and progress of acquiring two large adjacent parcels, the Bates property and the Phoebe Shepherd property, for a total of about 1,600 acres. He noted the many different sources of funds that have been committed, such as Champlin Foundation funds, funds from the State of RI, and Federal funds. He discussed that these parcels would have public access in the form of hunting, fishing, horseback riding, and forestry. He noted that they would probably develop a management council for this area. Mr. Essington noted that the Cioe property is threatened by development now and that The Nature Conservancy needs the Town's support, for about \$8 million.

Town Administrator Breene explained that the Town will be having a Special Financial Town Meeting for the voters to vote on this issue, and noted that it is important that the Board members, and the residents get the word out. It was noted that the proposed \$8 million bond would be for all three parcels discussed this evening.

It was noted that the Town will be issuing another newsletter on this topic. There were questions and discussion. Councilman Tourgee noted that this will be a legacy for the Town. Mr. Butler commended all the hard work and time and meetings that Town Administrator Breene has put in to make this come together.

Motion to adjourn. Ward-Berry (4-0) (Mr. Lepak not present for vote). The meeting ended at 8:24 p.m.

**WEST GREENWICH**  
**March 20, 2006**  
**PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on Monday, March 20, 2006. Present were: Chairman Mark Boyer, David Berry, Brad Ward, William Lepak, and Tim Regan. Alternate Tom O'Loughlin arrived at 8 p.m, and alternate Bill Bryan was absent. Town Planner Jennifer Paquet and Town Solicitor Michael Ursillo were present.

Chairman Boyer called the meeting to order at 7:07 p.m.

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Motion to remove the items from the CONSENT AGENDA. Lepak-Regan (5-0)

A. Acceptance of Minutes

January 17, 2006 Special Joint Meeting

February 21, 2006 Regular Meeting

Mr. Lepak noted typos. Motion to accept the January 17, 2006 and the February 21, minutes, as amended. Berry-Regan (4-0) with Mr. Ward abstaining.

B. Minor Subdivisions:

**ANDREWS AP 24, Lots 8-1 & 8-2– Extension of Approval**  
**AMENDMENT TO 1995 PLAN APPROVAL: “Proposed Division of Land on Raccoon Hill Road,” Recorded map Z-34 (and revised Z-36).**

--On Raccoon Hill Road. Planning Board granted amendment to plan on December 19, 2005, to release restriction of no further subdivision in order to allow a Residential Compound.

Motion as drafted for consent agenda. Ward-Regan (5-0)

C. Variances:

**DIMENSIONAL SETBACKS : AP 41, Lot 74**

--corner of Nipmuck Trail and Niantic Trail; Two front yard variances requested (corner lot)  
Owner: Timothy Audet; Applicant: Dennis Fortin, Jr.

Mr. Fortin was present. The Planning Board had discussion on pushing the house back further., and noted that it looked like at least one of the setbacks could be met. Mr. Boyer noted that in West Greenwich there is a regulation that no septic may be within 200 feet of a body of water, and asked to have the surveyor double check on the location of the stream across the street. There was discussion on the setbacks. The Board advised that the house be moved farther back from Niantic Trail to maximize the setback. The Board advised that he could reduce the footprint of the house to help with the setback.

The applicant has submitted for a well variance and has submitted ISDS plans to DEM. There was discussion on the proximity of the proposed well to the neighboring well and the road. It was noted that Niantic Trail and Nipmuck Trail are not paved. Motion to defer the recommendation to staff and the recommendation is conditioned upon the requested changes. Ward- Berry (5-0).

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**SUBDIVISION REGULATIONS:**

Proposed Updates and Modifications  
-update on status of proposed revisions

It was noted that Mr. Lepak gave a draft to Chairman Boyer and Miss Paquet and once they have been reviewed then a Public Hearing will be scheduled.

**GTECH: MAJOR LAND DEVELOPMENT PROJECT / PRE-APPLICATION and ZONING ORDINANCE AMENDMENT-**

Proposed Corporate Special Management District; provide Advisory Opinion to Town Council on Zoning Ordinance Amendment and set Public Hearing date for Amendment to Comprehensive Plan. (Town Council has set a hearing date of May 10, 2006)

Robert Berkelhammer, Esq., Erik Dyson, Senior Director of Real Estate for GTECH, Eric Offenberg, PE from Northeast Engineering, and Matthew Mrva from Landworks Collaborative, were present.

Mr. Dyson explained gave an introduction and overview of the proposed campus master plan and explained that GTECH will be moving the corporate offices to the Providence site, while keeping the light manufacturing in West Greenwich. He noted that they want to create a vision and a thoughtful plan as to how this site is developed in the future, and noted that they want to sell off lots for development. He discussed the sites for a data center, child care center, a hotel, and a commercial/retail component. He noted that, in response to the Town Council, there will also be an area for public safety.

Mr. Mrva explained the site layout and explained that it is a mix of uses for an upscale corporate park. He noted the main boulevard and the park area, and the different office/ commercial components that are organized around the vehicular circulation and a pedestrian path system that links the whole campus together, and which allows the GTECH site that will remain to have a focal element. He noted that the flagpoles will be relocated to the main boulevard to make a nice procession into the site for all the different users. Mr. Mrva showed renderings of perspective views to show the intent of what the architecture and landscaping might look like, which will be dependent upon the different users.

Mr. Dyson noted that they have identified a corner site where they think they can cut off about an acre of land for the future public use building, if West Greenwich wants. He noted that the language for the new zoning is being worked on.

Chairman Boyer expressed concern about when the parcels are subdivided and sold to other developers who will need to follow the guidelines, but the plan may look nothing like presented this evening. Mr. Boyer asked if GTECH will build the boulevard. Mr. Dyson noted that the entrance on Hopkins Hill Road would be triggered by the development of lots 4 or 7, and that the

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owners of those lots would have to pay for those improvements. There was discussion on the proposed road.

Mr. Boyer asked about sewer and water. Mr. Offenberg noted that water is a main concern, but there are things they can do on site. He noted that there is a 35,000 gallon sewer reserve but that water will be an issue, and that there are things they can do, and they will be working with the water department on it.

Mr. Boyer proposed a work session with Town staff and others to work on the ordinance before the next meeting.

The Board members discussed concerns with overusing Special Management Districts.

Motion to set a Special Meeting for April 10, 2006 at 6 p.m. for Centre of New England, and that GTECH will be on for 7 p.m. Ward-Regan (5-0).

Alternate Tom O'Loughlin arrived at 8:00 p.m.

**Public Informational Meeting, cont.**

**CENTRE OF NEW ENGLAND- EXIT 7 SPECIAL MANAGEMENT DISTRICT/  
AMENDMENT TO MASTER PLAN.: AP 1, Lots 3-1, 4-3, 4-4, & 4-5**

-- Center of New England Boulevard; Conceptual Commercial Layout; and update on Traffic flows

Attorney John Pagliarini, Jr. was present. He noted every nine months the Centre of New England is supposed to submit a traffic update. He noted that they did an update based on the Home Depot and the Randolph Bank. He noted that at the special meeting for April 10<sup>th</sup> they want to present the commercial layout. There was discussion. Motion to continue the Public Informational Meeting to the April 10, 2006 special meeting. Ward-Berry (5-0).

**KNIGHT ESTATES- MAJOR RESIDENTIAL SUBDIVISION:**

**AP 28, Lot 26**

--on Stubble Brook Road; set date for Preliminary Plan Public Hearing

Miss Paquet explained that the application was deemed complete as of this date. Motion to set the Public Hearing for the April 17, 2006 meeting. Ward-Berry (5-0).

**PLANNING DISCUSSION/ OTHER BUSINESS:**

--requires vote to add to agenda for discussion only

Mr. Lepak asked for an update on the budget status. Miss Paquet will send the Board a copy of the letter and proposed budget request.

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**PLANNING BOARD MEETING**

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Motion to add for discussion Exit 5 cloverleaf planning. Berry-Regan (5-0). It was noted that standards are needed and it was decided to add this to next month's agenda and to consider the budget request on this item. It was noted that an RFP will be needed.

Motion to add for discussion Residential Compounds. Ward-Berry (5-0). There was discussion on the number of lots allowed. It was decided to add this item to next month's agenda.

It was noted to also add to next month's agenda a slot for the Conservation Commission to present the Conservation Inventory prepared by their intern.

It was noted that the Planning Board will add to formally endorse the \$8 million bond for Open Space and recreation to next month's agenda.

Motion to adjourn. Ward-Regan (5-0). The meeting ended at 8:45 p.m.

## **WEST GREENWICH**

**April 10, 2006**

### **SPECIAL PLANNING BOARD MEETING**

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A special meeting of the West Greenwich Planning Board was held on Monday, April 10, 2006. Present were: Chairman Mark Boyer, Brad Ward, William Lepak, Tim Regan, David Berry (6:24 p.m.) and alternate Tom O'Loughlin (6:20 p.m.). Alternate Bill Bryan was absent. Town Planner Jennifer Paquet was present.

Chairman Boyer called the meeting to order at 6:05 p.m.

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#### **Public Informational Meeting, cont.**

#### **CENTRE OF NEW ENGLAND- EXIT 7 SPECIAL MANAGEMENT DISTRICT/ AMENDMENT TO MASTER PLAN.: AP 1, Lots 3-1, 4-3, 4-4, & 4-5**

-- Center of New England Boulevard; Conceptual Commercial Layout; and update on Traffic flows

Attorney John Pagliarini, Jr. was present. Mr. Pagliarini noted that there was an application for an Administrative subdivision submitted and explained the acreage adjustments.

Mr. Pagliarini noted that the Preliminary application should be in soon. He discussed drilling wells to create a water supply for a non-transient water supply, and noted that they need to go through the Department of Health requirements.

Mr. Pagliarini went over the proposed amendment to the plan of the new design layout and the curvy road. He noted that the commercial component is driven by the tenants who don't want the roundabouts and want to be visible to the Centre of New England Boulevard. He noted that they are going to do a development agreement with the Town Council, and that they are in discussions with junior anchors. He noted that they want to come in in phases for the commercial projects, and want to give us rough grading but final grading and engineering can be done building by building.

Tom O'Loughlin arrived at 6:20 p.m.

There was discussion on phasing or sectioning the frontage and the back. There was discussion on what will be needed for the Preliminary Plan.

David Berry arrived at 6:24 p.m.

There was discussion on having Michael Ursillo, Town Solicitor, involved with determining the process for reviewing these plans that will be not quite Preliminary, but more than just Master Plan requirements, and to make sure the Board doesn't violate anything procedurally. There was discussion on having an over-all Preliminary Plan for each phase, with site plans, or final reviews for the individual building and site detailed requirements. It was noted that each site will still need to be reviewed by the Technical Review Committee and the Fire Company.

There was discussion on the layout and the Board expressed concerns. Chairman Boyer noted that the Board was more in favor of the original rendition of the village concept. There was

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**April 10, 2006**

### **SPECIAL PLANNING BOARD MEETING**

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discussion on varying the heights, the required 20 one-bedroom units, greener walkways and a commons area, bricked or cobblestone crosswalks and traffic calming.

Mr Pagliarini will try to get another plan for next Monday. The Planning Board noted that they want this to be a showcase for the State.

Motion to continue to Monday, April 17, 2006. Ward-Berry (5-0).

#### **Workshop:**

#### **GTECH: MAJOR LAND DEVELOPMENT PROJECT / PRE-APPLICATION and ZONING ORDINANCE AMENDMENT, cont.-**

Proposed Corporate Special Management District; provide Advisory Opinion to Town Council on Zoning Ordinance Amendment and set Public Hearing date for Amendment to Comprehensive Plan. (Town Council has set a hearing date of May 10, 2006)

Present for GTECH were: Erik Dyson, Attorney Bob Berkelhammer from Chase Ruttenberg, Matt Mrva from Landworks, and Eric Offenber from Northeast Engineers.

Mr. Dyson gave an update on the progress and noted that they met with a few people and staff at a working session where some issues came up.

Mr. Mrva went over the revised plan which is based on comments from the work session and the changes to the lot lines by using the internal roadways as frontage rather than Hopkins Hill Road.

Mr. Lepak expressed concern over the second curb-cut on Hopkins Hill Road. Mr. Offenber explained the impact if there was only an entrance on Technology Way, and noted the Hopkins Hill Road access would have to be a one-way out to the right, and there would be a 13 car queue from the curb cut to the Technology Way signal. It was noted that there may need to be a traffic signal for the main access on Hopkins Hill Road when the site is built out. Miss Paquet asked about who would be responsible for installing the traffic signal. Mr. Dyson noted that when the developments on that side trigger the signal, that they would have to share the cost. Chairman Boyer expressed concern about how this project is moving in terms of the pre-application for the subdivision, but showing uses that are not known uses, and how the development might get constructed. He expressed concern that the Board shouldn't allow certain things to take place, such as where one of the parcels is left where a road was supposed to go through and there is supposed to be a traffic signal, but that it doesn't get done. He noted that there are questions, and more investigation is needed on traffic signals, how it is going to be maintained, so that things do get done in the future, but this is for another stage of review.

Mr. Berkelhammer went over the changes to the proposed ordinance. It was noted that the Town Solicitor will need to review everything. It was noted that the zone is now called a Corporate Zoning District. Mr. Berkelhammer noted that they want to subdivide the parcels based upon the sale of the lots, because they don't have buyers for the lots.

There was discussion on the 100 foot buffer, minimum district size, and other things to consider.

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The Board went over the proposed use matrix. There was discussion on if gas stations should be allowed. The Planning Board recommends that they be prohibited from this zone. There was discussion on liquor establishments, and the Board recommends that if allowed, it must be combined with another use.

The Public Hearing will be scheduled for May 10, 2006.

Motion to adjourn. Ward-Regan (5-0). The meeting ended at 9:15 p.m.

## **WEST GREENWICH**

**April 17, 2006**

### **PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on Monday, April 17, 2006. Present were: Chairman Mark Boyer, Brad Ward, William Lepak, and Alternates Tom O'Loughlin and Bill Bryan. Tim Regan and David Berry were absent. Town Planner Jennifer Paquet and Town Solicitor Michael Ursillo were present.

Chairman Boyer called the meeting to order at 7:00 p.m.

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#### **Acceptance of Minutes**

March 8, 2006 Special Joint Meeting

Mr. Lepak noted page 1 of 1 4<sup>th</sup> paragraph down spelling of Champlin. Motion to accept the minutes as revised. Ward-O'Loughlin (5-0).

#### **Conservation Commission- guest presentation**

-- West Greenwich Open Land Conservation Inventory

Chairman of the Conservation Commission, Dan Novak, introduced the conservation inventory that was done, and the intern, Wayne Barnes, who authored the project. Mr. Barnes, a graduate student in Planning at URI, noted that he started with the Land Trust's Land Prioritization Study from the late 1990's by Allison McCann, and added to it. Mr. Barnes explained that they added some other parcels, and tried to put conservation criteria on the lots instead of just listing large lots. He noted that they tried to quantify it better by coming up with a list of 17 criteria such as proximity to protected land, presence of wetlands, etc. He noted that they tried to come up with a priority taking into account the natural and cultural resources of the land. He went over the maps in the packet. He noted that they tried to come up with a greenway to connect areas in town and with adjacent towns. He explained that he noticed that the 2- acre zoning is problematic because if all of the available land is developed this way it will cut down open space and fragment habitats. He noted that a way to get around this is to allow more flexibility with zoning such as allowing the density to stay the same but make the lots smaller to have open space that could create contiguous open land that could contribute to the greenways.

Mr. Novak noted that the last page goes over the criteria features and asked the Board to let them know if there are other features that can be used as criteria to help identify important parcels.

The Board asked questions about the methodology and the criteria used for the inventory. Mr. Barnes answered the Board's questions and noted this will all be documented in the report.

#### **Community Development Block Grant (CDBG) : 2006 Grant Round**

-- CDBG Community Development Consortium consultant, Jeff Gofton, to introduce the CDBG applications for this year.

Mr. Jeff Gofton approached the Board and noted that he has been retained by Geoff Marchant as a Consortium consultant. He went over the memo of recommended projects and requested amounts. He noted that the Planning Board needs to make a finding that the projects are not inconsistent with the Comprehensive Plan. There was discussion. Miss Paquet discussed with the Board the Exit 5 Cloverleaf Village Planning project and asked the board. It was noted that

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in the past, no West Greenwich residents benefited from the South County Community Action program. There was discussion on the ranking.

**Motion** to make a finding that the following proposed projects in the 2006 CDBG request are consistent with the Comprehensive Plan and that the Planning Board recommends to the Town Council the following priority order:

1. Blueberry Heights Septic Systems
2. Housing Rehabilitation
3. Housing Information Program
4. Exit 5 Cloverleaf Village Planning
5. Washington County Community Development Corporation
6. Community Housing Land Trust
7. South County Community Action

Ward- O'Loughlin (5-0)

**Zone Change: AP 49, Lot 4-1**

-- On Arnold Farm Road

Request to change from split zone of Highway Business and RFR-2 to Industrial B in the entirety for the creation of a multi-site Industrial Park. Proposal requires consideration for amendment to Comprehensive Plan Future Land Use Map.

This item was requested to be continued to next month by the applicant.

**Public Informational Meeting, cont.**

**Centre of New England- Exit 7 Special Management District/ Amendment to Master Plan.:**

AP 1, Lots 3-1, 4-3, 4-4, & 4-5

-- Center of New England Boulevard; Conceptual Commercial Layout; and update on Traffic flows

Mr. John A. Pagliarini, Jr. Esq., approached the Board. He noted that the Board asked them to vary setbacks and rooflines. He noted that he is present this evening with the design professionals.

Lorna Wright from Michael Weremay's office, Landscape Architects, presented the Village Shoppes and pointed out the gathering places, the pedestrian and vehicular circulation, and noted the human scale.

Mr. Bob Rapoza, Leasing Director for Universal Properties, explained that he deals with the tenants. He noted that the national retailers have their own pre-requisites. He discussed what he needs to do to attract retail. He noted the problems are that it has no highway visibility, it is only 5 minutes away from Route 2, and that the demographics for the site are primarily West Warwick and Coventry, not West Greenwich. He noted that the areas in the back are too far away from the main road to put small tenants because they are too far away to see their sign, so

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you need junior boxes. He noted that the boxes all have their own building designs. He stated that there is no such thing as a Best Buy with people living above it. He noted that they still tried to accomplish a village feel, but accommodate medium size boxes in the back. He noted that he is more than happy to make it as village-like as they can, but at the end of the day he still has to rent it to a Staples and a Best Buy or who ever he can attract.

Chairman Boyer noted that the initial renderings that the Town was shown is what sold the idea for the new zoning. Mr. Ward noted that it seems like a bait and switch. Mr. Rapoza explained that big boxes don't have residential above them and that he has certain parameters that he has to work with. He noted that he understands what the Board was presented with from the beginning, but now that he has it, he has to lease it. There was discussion on the architectures.

Mr. George Bennett, Architect, explained the glass covered walkways and the pedestrian connections and the view. He went over the varying setbacks and building heights.

There was discussion on the look and layout of the site. The applicant passed around lots of pictures and renderings for the Board to view. There was discussion.

Mr. Lepak asked to make the development more livable and functional. Ms. Wright explained the park features that are general and how they helped to create the space, which is dependent on the adjacent uses.

Motion to continue to May 15, 2006. Ward-Lepak (5-0)

**GTECH: Major Land Development Project / Pre-Application and Zoning Ordinance Amendment, cont.-**

Proposed Corporate Special Management District; provide Advisory Opinion to Town Council on Zoning Ordinance Amendment and set Public Hearing date for Amendment to Comprehensive Plan, with Town Council on May 10, 2006.

Attorney Robert Berkelhammer approached the Board. He noted that they are fine-tuning the language for the zoning amendment. He asked to work with staff and some of the Board to finalize the language. Miss Paquet explained that they have been working on the language and the details. She recommended that the Board allow the Solicitor to work on finalizing the language so that the document can be polished up for the public hearing on May 10<sup>th</sup>. There was discussion about the language that needs to be clarified.

Miss Paquet went over some of the concepts that have been worked into the proposed Comprehensive Plan amendment. There was discussion.

Motion to schedule a Public Hearing date for the Comprehensive Plan amendment for May 10, 2007, in joint session with the Town Council. Ward-O'Loughlin (5-0).

Mr. Lepak suggested changes to the document. There was discussion on the draft.

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Motion to recommend to the Town Council to adopt the proposed Corporate Zoning District as an amendment to the Zoning Ordinance. Ward-O'Loughlin (5-0). It was noted to add the findings of fact in the memo to the Town Council.

**GTECH Data Center- Major Land Development Project / Master Plan:** AP 3, Lot 1-1  
-- Technology Way; new building on G-Tech campus

Paul Victor, Senior Real Estate Manager for GTECH Corporation approached the Board. Mr. Victor introduced Tara Vargish, PE Chief Civil Engineer from Northeast Engineers, and Will Fisher, Vice President of Longden (?) Corporation, the firm handling all of the design and construction of the building. Mr. Victor went over the operations of the data center, which is currently housed in the building with the financial and executive personnel. He noted that the people in the building are being relocated to downtown Providence, and that they need to relocate the data center to another facility, which is what this project is for tonight. He noted that over the past year they decided to build on the West Greenwich campus property.

Tara Vargish gave an overview of the site layout showing the existing property and the proposed development. She noted that it would house a relocation of 5 employees, and that there would be 3,000 square feet of office within the building. She noted that the building would be accessed from the existing main driveway for the GTECH site. She noted the total building is 13,000 square feet and there are 15 parking spaces proposed in a circular parking area, with two ways in and out. She went over the other site features and utilities.

Will Fisher explained the building interior layout and the design.

Chairman Boyer asked if the new building will conform to the proposed Master Plan layout in terms of setbacks and zoning of the new property lines. Ms. Vargish noted that it conforms with the current zoning of Industrial A and also conforms with the new property lines for the Master Plan and the proposed zoning language. Miss Paquet noted that the Town's consulting engineer has not yet reviewed the drainage. Mr. Bryan asked about the loading dock. Ms. Vargish pointed out the loading zone and explained the circulation pattern. Mr. Bryan asked other questions about the generator and noise and fuel. Mr. Fisher explained the generator housing. There was further discussion.

**Motion** to approve the Master Plan for the GTECH Data Center with the following conditions:

1. That the plan come back to the Board for Preliminary site plan review.
2. That the Fire Department review the proposed plan and provide comment pertaining to the access and fire suppression
3. that the town engineer review the proposed plan including soil erosion and drainage design and that any issues be discussed and resolved between the engineering firms to the satisfaction of the town engineer.
4. that the final review be handled administratively
5. that the town engineer review the design of the tank for the generator

Ward-O'Loughlin (5-0).

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**The Preserve at West Greenwich- Major Subdivision:** AP 34, Lot 2

-- Discussion on Environmental Impact Statement Scopes of Work for groundwater and traffic; also, discussion on other legal questions pertaining to Preliminary Plan and Zoning Board appeal decision;

Owner/Applicant: CIOEWG, LLC; off Plain Meetinghouse Road

Attorney Peter Ruggiero was present. He explained that the property is under agreement with the Nature Conservancy and noted that the Town is having a special financial town meeting next week. He noted that a minor subdivision is needed. Mr. Ruggiero explained the purchase of the property will be two separate transactions to structure it over two years. It was noted that everything hinges on next Wednesday.

**Public Hearing:**

**Knight Estates- Major Residential Subdivision/ Preliminary Plan:** AP 28, Lot 26

--on Stubble Brook Road; Preliminary Plan Public Hearing

Attorney John DiBona, representing Harow LLC, was present. Also present were Harry Miller from Alpha Associates, developer Rob Woloohojian, and Scott Ravenell from Gordon Archibald Associates. Mr. DiBona explained that the Master Plan approval was received on December 7, 2004, along with 2 waivers on the length of the cul-de-sac and on the road slope. He noted that the applicant was before the Planning Board again for a revised Master plan approval on June 6, 2005 to increase the road slope to 10 percent. Mr. DiBona explained that Subdivision Suitability and the Insignificant Alteration Permits have been granted by RIDEM. He noted that there is a drainage report and an intersection and sight distance analysis.

Motion to open the Public Hearing. Ward-O'Loughlin (5-0). Mr. Woloohojian submitted the green card receipts for the legal notice to abutters. Mr. Miller went over the subdivision layout and the details of the development. He noted that they have provided details on the fire tank and the detention basins. He noted that they had a landscape architect submit a revised landscape plan showing multiple clusters of trees coming down the roadway rather than one tree every fifty feet, so that it looks a little more natural. He noted that there is a rustic wood fence and a possibility of a granite pillar at the entrance. He noted that there is landscaping around the detention basins hiding them both from the street and the driveways that leads past them. He noted that there will be drainage easements on the front portions of these lots for access to the basins from either site for cleaning and maintenance. He noted that due to the nature of the basin out on lot 6, that they don't have a formal easement, but they envision deed language to give access along the driveway where the basin will be built.

Mr. Lepak asked the applicant if he would consider a residential compound. Mr. Woloohojian noted he would not consider it after all this time and money and noted he has been working on this for 3 years. Mr. Bryan asked about repositioning the houses at angles to reduce land disturbance. Mr. Bryan questioned if the landscaping has been coordinated with any rock outcrops so that clusters of trees aren't planned there. Mr. Miller noted that they will watch for

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it. Mr. Ward if the consulting engineer has reviewed the plans and if there are any outstanding issues. It was noted that Mr. Martin has not had a chance to respond to everything yet.

Chairman Boyer opened the meeting to the audience.

Marie Hennessey, 46 Stubble Brook Road, expressed concern about the road across from her driveway. It was noted that the road was pushed west so the road would not coincide with her driveway.

There was discussion on the easement. It was noted to keep the driveway access open and it is ok to not use a metes and bounds description. It was noted to make sure the driveway is wide enough, and to use the residential compound road specs for the length of the easement.

Motion to continue the hearing to the May 15, 2006 meeting, and that the outstanding issues be worked out with the town engineer. Ward-O'Loughlin (5-0).

**Fish Hill Road- Minor and Administrative Subdivision:** AP 8, Lots 1-2, 1-5, & 1-8  
--Preliminary Plan; Owner/applicant: Lewis Treistman and Jean McAuslan

Chairman Boyer noted that this is really a pre-application review, not a preliminary. Mr. Lewis Treistman was present. He noted that his engineering and survey firm was supposed to be here but they are not present. He noted that he has a revised plan with a 10 foot increase in the buffer zone to the house to allow for construction equipment. There was discussion. It was noted that this has been submitted to wetlands this week. There was discussion on what construction has already started on the property. Chairman Boyer expressed concern about the 200 foot ISDS setback. It was noted that the plans need to be submitted according to the checklist. The Board asked the applicant to have his design professional contact the Town Planner about this. Chairman Boyer advised Mr. Treistman to try to contact Jack Kisack at RIDEM and to try to get an "as-built" because they need to move the septic to meet the Town's 200 feet local requirement.

Mr. Treistman noted he wants to come in for a residential compound on his other lot in the back, but that right now they want to sell the front lot. There was discussion on what may have happened with the Tax Assessor's maps and the back lot. Mr. Treistman noted that he purchased the lots at different times. There was discussion.

**Residential Compounds**

Moved to next month's meeting.

**SUBDIVISION REGULATIONS:**

Moved to next month's meeting.

Motion to adjourn. Ward-O'Loughlin (5-0). The meeting ended at 10:30 p.m.

## **WEST GREENWICH**

**May 10, 2006**

### **SPECIAL PLANNING BOARD MEETING Joint with Town Council**

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A special meeting of the West Greenwich Planning Board was held on Wednesday, May 10, 2006. Present were: Chairman Mark Boyer, Brad Ward, William Lepak, and Tim Regan. David Berry, and Alternates Tom O'Loughlin and Bill Bryan were absent. Town Planner Jennifer Paquet was present. Assistant Town Solicitor, Nancy Letendre was present. This meeting is a joint meeting with the Town Council.

Chairman Boyer opened the meeting at 7:50 p.m.

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Chairman Boyer noted that a quorum of the Planning Board is present.

**Motion** to open the Public Hearing to consider the proposed amendments to the West Greenwich Comprehensive Plan to create a new zoning district. Ward-Regan (4-0)

The Town Council also opened their public hearing.

### **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT**

To consider incorporating a new zoning district, called the "Corporate Zoning District" and to designate areas on the Future Land Use Map of the Comprehensive Plan

Applicant: **GTECH Corporation: AP 3, Lots 1-1, 1-7, & 10**

Application is made with regard to a proposed Zoning Ordinance Amendment to rezone the parcels from Industrial A to Corporate Zoning District.

Also under consideration is to designate AP 2, Lot 1-3, owned by RSA Realty, LLC, from Industrial A to Corporate Zoning District.

Present for the applicant were: Erik Dyson, Director of Real Estate from GTECH, Attorney Robert Berkelhammer, from Chase Rutenberg, and Eric Offenber, PE from Northeast Engineering Consultants, Inc.

Mr. Dyson presented an introduction to the proposal. Mr. Berkelhammer noted that they have reviewed the proposed revisions that noted that they have no opposition to the proposed amendment to the Comprehensive Plan. The Town Council had questions on the zone change. Mr. Berkelhammer explained that the proposal is for the Town to create a brand new district called the Corporate Zoning District, that could also be used for other parcels in Town.

Mr. Dyson went over the site layout with the proposed general uses. He went over the proposed uses for each proposed lot. He noted that Lot 9 would be carved out and that they intend to donate it to the Town for future use for a public building. He noted that as they look at the development of the site they see this as an appropriate and positive thing to do to demonstrate their commitment to the community, and noted that they are willing to carve it out and donate it to the Town as they go through the Master Plan process. He noted that the Corporate District language has been developed to support this plan and to give the developer flexibility. He noted that they don't intend to develop each parcel. Mr. Berkelhammer noted that the document provides the procedure for approval for development within this district. There was discussion on uses and the zoning requirements. Town Administrator Breene noted that this ordinance provides flexibility for both the Planning Board and the developer so that they don't have to start

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from scratch every time they want to move forward, and the town has a pretty good idea of what we will allow and the owner has a good idea of what is allowed. Chairman Boyer asked about the square footage buildout on the retail. Mr. Berkelhammer noted that percent retail increased from 10 percent to 12 percent when they agreed to donate the parcel to the Town, but that the amount of retail proposed did not increase.

Miss Paquet went over the materials in the Board's packages. She noted that the proposed amendment to the Comprehensive Plan is marked Exhibit A, the proposed parcels to be rezoned has been marked Exhibit B, the proposed Zoning ordinance amendment is marked Exhibit C, and the use matrix is Exhibit D. She noted that this is where the specific uses are designate. She noted that it has been designed to allow what would be compatible in a corporate park, such as offices, light manufacturing, and ancillary retail to support the uses. She noted that the ordinance has been designed after-the-fact, based on the proposed plan, which is a good model of what a corporate park could be. She also noted that the proposed ordinance is not specific to only this parcel, but that the Town could apply this zone anywhere else in Town. She noted that staff, members of the Planning Board and Town Council, and the applicant have all worked on this document. She noted that there are still some items being worked out.

Council President Waltonen asked how intrusive the changes are to the Comprehensive Plan. Miss Paquet pointed out that this would actually be implementing some of the recommendations of the Comprehensive Plan. There was discussion on signage and the zoning ordinance.

Mr. Dyson noted that as part of the overall development they have a privately maintained park with a walking trail going around the greenspace which would be and amenity for the park and for the community. Administrator Breene pointed out that this has been designed like a campus and noted that there are a lot of joggers and walkers in that area during lunch time. It was noted that Town residents could use the park also.

Miss Paquet went over additional changes to the document that are not in the versions that were in the packets, regarding bicycle circulation, ADA accessibility, and stormwater. Mr. Dyson went over proposed changes and clarifications to the use matrix. There was discussion on the use of a gasoline service station. The Town Council noted that they are opposed to a gas station in the Corporate Zoning district, and Chairman Boyer explained that there are better uses suited for the entrance or gateway to the corporate park. There was lengthy discussion.

Planning Board Chairman asked what zoning classification the parcel that is going to be deeded to the Town would go under. It was noted that it would be subdivided off and not be part of this. Chairman Boyer suggested designating it Open Space so that it is not under the Corporate Zoning district regulations.

Jaime Dunford, in the audience, asked about water for the hotel and the whole park and if it would adversely affect Amgen and how this would be addressed. Administrator Breene noted that Amgen is all set with their water and that GTECH has permission for everything except for a hotel. There was discussion on infiltration systems. Eric Offenbergh discussed bio-retention and high-tech innovative infrastructure. Mr. Dunford asked about fire suppression. It was noted that there are hydrants existing there.

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Sandy Bockes, asked about lighting and light pollution and pervious pavement, and xeriscaping. Mr. Offenbergl noted that lighting is addressed in the ordinance and will be looked at during site plan review. He noted that pervious parking lot is not used often in New England because sand and salt clogs the pores. He noted that the individual developers may want to do xeriscaping.

No one else wished to speak.

**Motion** to amend the West Greenwich Comprehensive Plan Land Use Element Section II B. 1. to add subsection "h. Corporate Zoning District," as presented on Exhibit A, and to amend the Future Land Use Map, to designate areas in Town for the Corporate Zoning District, as presented in Exhibit B, based on the following findings of fact, consistency with the Comprehensive Plan, and conditions of approval:

*Findings of Fact:*

1. The proposed ordinance amendment encourages corporate and industrial uses by providing flexibility from traditional zoning dimensional requirements.
2. The proposed ordinance amendment encourages planned land use developments and prevents 'strip development' from evolving adjacent to arterial or secondary roads through the Major Land Development Project review process.
3. the parcels under consideration for rezoning are currently partially developed with industrial development, are currently zoned Industrial A, contain large tracts of vacant areas, abut Hopkins Hill Road, are in close proximity to the interchange of I-95, and are in the northeastern corner of the Town of West Greenwich.
4. The parcels under consideration are all located at the existing Technology Park.
5. Any development proposal for this new zoning district will be required to go before the Planning Board for Major Land Development Project review.

*Consistency with Comprehensive Plan:*

The amendment is found to be consistent with the Comprehensive Plan as follows:

*Economic Development:*

Goal #1: Promote preservation of the Town's rural character, while encouraging limited economic expansion designed to augment the concepts of self-sufficiency and self-reliance.

Goal #2: To prevent commercial "strip development" from evolving adjacent to arterial or secondary roads.

Policy 2. Encourage Planned Land Development projects to occur recessed off of road frontage in areas zoned appropriately that allow for the promotion of Commercial Park Planned Development

Implementation #1: Planning Board shall amend Zoning Ordinance Use Matrix for Commercial Parks in Highway Business, and Industrial A & B districts (allowance for Flexible building standards shall be considered)

Policy 15: Encourage restricted Industrial/ Commercial development appropriate to a site in consideration of environmental factors, accessibility, and adjacent land uses.

*Land Use Element:*

Goal 7: Encourage expansion of Industrial activities at or near the Technology Park

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Policy 17: Land use activities including, but not limited to, Hi-tech business, Office Parks, Commercial Parks, and Industrial Parks are encouraged for Exit 6A (Hopkins Hill Road) and Exit 7 (New London Turnpike) north of Interstate 95.

*Conditions of Approval (required by State Law):*

1. This plan element shall not become effective for the purpose of guiding the State of Rhode Island or any of its agencies until it has been approved by the State of Rhode Island, in accordance with the manner prescribed in the Comprehensive Community planning and Land Use Regulation Act, or pursuant to any rules and regulations as adopted pursuant thereto; and,
2. The plan amendment shall become effective for the purpose of conforming municipal land use decision upon adoption by both the Planning Board and the Town Council.

*Other Conditions of Approval:*

1. That the applicant reimburse the Town for the costs of Public Hearing meeting notice requirements (6 notices in Providence Journal) and for the costs of notice to abutting properties.

Ward-Regan. Mr. Lepak called for discussion. Mr. Lepak questioned how many Comprehensive Plan amendments were allowed per year and asked if this counts as more than four. Miss Paquet explained that this was the first application for an amendment to the Comprehensive Plan this year. Motion on the table. All in favor (4-0).

There was discussion on the proposed Zoning Ordinance Amendment. Mr. Lepak questioned the 15 acre minimum lot size requirement expressing that it seems too restrictive. Miss Paquet explained that the minimum project area for a Corporate Zoning District was derived from considering the existing minimum lot size of 2 acres, and the trigger for a minor to a major subdivision is more than 5 lots, which requires over 10 acres, and she noted that 5 or more lots or buildings would lend more to a corporate park than anything smaller, which could just be a conventional subdivision or development plan under the existing zoning. There was discussion. It was decided to keep it at 15 acre minimum.

Mr. Lepak noted that there is no reference to portable or mobile signs, and suggested prohibiting these and flashing signs. There was discussion on the signage section. It was noted that these are prohibited anyway in the rest of the Zoning Ordinance, and it was decided to add this to apply here also. Mr. Lepak noted that there is no reference to height or freestanding signs. It was decided to add a statement that the CZD shall follow the Sign Ordinance unless otherwise stated below. There was discussion. Mr. Berkelhammer expressed concern that he has not reviewed the Sign Ordinance. (Miss Paquet went to get a copy of the Ordinance for Mr. Berkelhammer.) Mr. Lepak expressed concern that the language about the pylon sign is too loosely stated. It was noted that the Board had previously added to this to say it is site specific for the CZD and that no off-site advertising is allowed. There was further discussion. Mr. Berkelhammer noted the Sign Ordinance seems fine.

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Mr. Lepak asked about the Zoning Use Matrix, under 773, what the asterisk note to check with the Solicitor means. Miss Paquet explained that they were thinking of maybe allowing special hospitals, but they didn't know what it meant, such as if it was an urgent care or something else. Mrs. Letendre noted that if there is no definition than it is open to interpretation. It was decided to make it a Special Use Permit like the other districts so that the Town can evaluate it, and to delete the asterisk.

Mr. Lepak asked about 466 and why the other zoning districts are left blank. It was noted that the distinction is being made for the Corporate Zone, but to copy 465 for the other districts. Mr. Lepak asked about 5311 and it was noted to make this the same as 531 except for CZD.

Mr. Ward recapped the changes to the document.

**Motion** to recommend to the Town Council, with amendments as noted tonight, approval for the proposed Zoning Ordinance Amendment to Article II, to add Section 9, to incorporate a "Corporate Zoning District," as presented on Exhibit C, and associated amendments to the Zoning Use Matrix as shown on Exhibit D; and to recommend approval for the application of GTECH Corporation to rezone AP 3, Lots 1-1, 1-7, and 10 from 'Industrial A' to 'Corporate Zoning District,' as shown on Exhibit B, and to also recommend that the Town Council rezone AP 3, Lot 1-3, owned by RSA Realty, from 'Industrial A' to 'Corporate Zoning District,' also shown on Exhibit B, based on the following findings of fact regarding consistency with the Comprehensive Plan and recognition and consideration of the applicable purposes of the Zoning Ordinance:

*Findings of Fact:*

1. That the proposed Zoning Ordinance text and Use Matrix amendments are consistent with the recently amended Comprehensive Plan, specifically the Land Use Element Section II B. 1. h.
2. That the proposed amendments to the Zoning Map are consistent with the following Goals and Policies of the Comprehensive Plan Land Use Element:
  - a. The Future Land Use Map, as amended.
  - b. Goal #5 To prevent commercial "strip development" from evolving adjacent to arterial or secondary roads.
  - c. Goal #7 Encourage expansion of Industrial activities at or near the Technology Park
  - d. Policy #17 Land use activities including, but not limited to, Hi-tech business, Office Parks, Commercial Parks, and Industrial Parks are encouraged for Exit 6A (Hopkins Hill Road) and Exit 7 (New London Turnpike) north of Interstate 95.
  - e. Circulation Element Goal # 10: Insure that new large developments adequately address their impact on the surrounding area roadways and intersections.

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3. That the proposed Corporate Zoning District is consistent with the following purposes of the Zoning Ordinance:
  - a. Provide for a range of uses and intensities of use appropriate to the character of the Town of West Greenwich reflecting current and expected future needs.
  - b. Provide for the protection of public investment in transportation, water, stormwater management systems, sewage treatment and disposal, recreation, public facilities, open space, and other public requirements.
  - c. Promote a high level of quality in design in the development of private and public facilities.
  - d. Promote implementation of the Town's Comprehensive Plan as adopted and as may be amended.

Ward-Regan. All in favor (4-0).

Motion to close the Planning Board Public Hearing and meeting.

Ward-Regan. All in favor (4-0). The Planning Board's meeting ended at 9:15 p.m.

The Town Council, still under an open Public Hearing, proceeded with their motions. The Town Council approved the Comprehensive Plan amendments and the Zoning amendments, incorporating the conditions and recommendations of the Planning Board.

**WEST GREENWICH  
PLANNING BOARD MEETING  
May 15, 2006**

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A regular meeting of the West Greenwich Planning Board was held on Monday, May 15, 2006. Present were: Chairman Mark Boyer, David Berry, Brad Ward, Tim Regan, and alternate Bill Bryan. Absent were: William Lepak and alternate Tom O'Loughlin. Town Planner Jennifer Paquet and Town Solicitor Michael Ursillo were present.

Chairman Boyer called the meeting to order at 7:00 p.m.

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**CONSENT AGENDA**

A. Acceptance of Minutes

None

B. Minor Subdivisions

Fish Hill Road- Minor and Administrative Subdivision: AP 8, Lots 1-2, 1-5, & 1-8  
--Preliminary Plan; Owner/applicant: Lewis Treistman and Jean McAuslan

**Motion** to pull the minor subdivision from the consent agenda for discussion. Berry-Regan. All in favor (5-0). Chairman Boyer wanted to explain what has transpired on the Treistman subdivision. Miss Paquet noted that the application was not complete last month and that there were three subdivisions shown on the plan. She explained that the plans were revised to show only the administrative subdivision and the minor subdivision, and the residential compound subdivision was removed. She noted that a building permit was applied for on one of the existing lots, but that there was a difference in information on the wetlands shown on the RIDEM ISDS plan for the building permit, versus the subdivision plans, and that there have been discussions with RIDEM on this. She noted that the draft decision was written for the lot lines and that the location of the ISDS and the home is subject to State approvals.

Mr. Treistman was present in the audience. Mr. David DuPont was also present.

**Motion** to approve the Preliminary Plan for the proposed Minor Subdivision for Assessors Plat 8, Lots 1-5 and 1-2 prepared for Lewis Treistman and Jean McAuslan, prepared by DuPont Engineering, dated 03-29-06, received by West Greenwich Planning Department on May 8, 2006, with the following conditions:

1. That this approval is for the proposed lots only, and that the house and septic systems are subject to State approvals.
2. That the Title Block be revised to indicate that this is a Minor and an Administrative Subdivision.
3. That the existing lot lines and new lot lines be clearly noted on one plan, and that all the requirements of the Administrative Subdivision Checklist be met.
4. That the 50 foot wetland perimeter be included in the land unsuitable for development calculation, and that the acreages be corrected on the plan.
5. That the applicant pay the Open Space and Recreation fee in-lieu-of land dedication of \$4000.00
6. That the Planner review the Final Plan administratively

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7. That the preliminary approval shall expire 90 days from date of approval, unless the final plan is submitted within that time; and that extensions of approval may be granted by the Administrative Officer if no applicable amendments have been made to the Regulations within one year of Board approval. Any request for extension of approval for longer than one year shall be heard by the Board.

This motion is based on the 7 findings of fact in the draft motion. Ward-Berry (5-0)

**Zone Change: AP 49, Lot 4-1**

-- On Arnold Farm Road

Request to change from split zone of Highway Business and RFR-2 to Industrial B in the entirety for the creation of a multi-site Industrial Park. Proposal requires consideration for amendment to Comprehensive Plan Future Land Use Map.

Miss Paquet read a letter from Mr. John Pagliarini requesting a continuance to next month on behalf of his clients, Robert Jr. and Gary Studley. Motion to continue to next month per the request of the applicant. Berry-Ward. (5-0).

**Public Informational Meeting, cont.**

**Centre of New England- Exit 7 Special Management District/ Amendment to Master Plan.:**

AP 1, Lots 3-1, 4-3, 4-4, & 4-5

-- Center of New England Boulevard; Conceptual Commercial Layout

Miss Paquet read a letter from Mr. John Pagliarini requesting a continuance to next month on behalf of his client, Commerce Park Realty, LLC. Motion to continue to next month per the request of the applicant. Ward -Berry. (5-0).

**Public Hearing, cont.:**

**Knight Estates- Major Residential Subdivision/ Preliminary Plan, cont.:** AP 28, Lot 26

--on Stubble Brook Road; Preliminary Plan Public Hearing

Attorney John DiBona, and developer Robert Woloohojian for Harrow LLC were present. Mr. DiBona asked to change the name of the subdivision to "Knight Woods" and the street to "Knight Drive" from Knight Lane. He noted that some issues arose on the access to one of the lots for the easement to the detention basin to lot 6. He noted that he has spoken to the Town Solicitor and that there will be a requirement for some provision in the easement for indemnification for the access over a driveway. He went over their concerns on the conditions in the memo with the draft motion. He discussed number 11 for the limits of disturbance. He noted that the site plans will be submitted, but that some of the limits of disturbance may need to be changed. There was discussion. Miss Paquet noted that it also has to do with the RIDEM permit. Chairman Boyer noted that this is an issue in other towns for wetlands or lots with environmental constraints, and that the point is that during construction the limits are considered,

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PLANNING BOARD MEETING  
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but once the homeowner is there, there is nothing stopping the homeowner from clearing the lot. It was noted that there are not wetlands on the area of the lots proposed for development. Miss Paquet noted it could also impact the drainage calculations depending on how much land is disturbed. It was decided that all of this would be addressed on the individual site plans, and that it would be required for all the lots to be reviewed by the Town Engineer, and so number 11 could be deleted.

Mr. DiBona discussed number 12, of no further subdivision of the lots, and noted that in the future there may be a possibility for a connection. The Board decided to add to this condition that there would be no further subdivision, unless as authorized by the Planning Board, based on a change in conditions.

Chairman Boyer opened the meeting to the audience. There was no one who wished to speak. Motion to close the public hearing. Ward-Berry. (5-0).

**Motion** to approve the Preliminary Plan for the Knight Wood major subdivision AP 28, Lot 26, prepared for Harow, LLC, prepared by Alpha Associates, revised date 4/12/06, with the following conditions:

1. That each lot needs to be designed to maximize stormwater infiltration (including roof runoff) and each lot shall not pose a drainage problem for any other lot. Refer to April 13, 2006 memo from Shawn Martin, PE.
2. Site Plans are required for all lots in this subdivision for review and approval by the Town, which shall address these stormwater drainage concerns, and also shall address driveway slopes, and the grading of the lots. These site plan approvals are required in order to receive a building permit. The applicant will be responsible for all costs for the Town to review and approve these site plans by the Town's consulting engineer.
3. the proposed drainage easements 1 and 2 need to be enlarged to contain the swales.
4. the deed for proposed lot 5 needs to include a statement about the drainage swale, which shall not be filled in by the homeowner.
5. That the mailboxes for the lots on the cul-de-sac be located at the entrance neck of the cul-de-sac on the right-hand side, not at the driveways. Consult with DPW prior to installing mailboxes.
6. That each lot (10 lots) in the proposed subdivision pay the Open Space and Recreation fee in-lieu-of land dedication fee, which shall be assessed at Final Recording.
7. That each lot (10 lots) in the proposed subdivision pay the \$1,800 off-site improvement fee for Stubble Brook Road, as established by the Town Council in 1997.
8. That the applicant reimburse the Town for the costs of the Preliminary Plan Public Hearing advertisement and the Master Plan Public Informational Meeting advertisement.
9. That underground electric unities be installed in the entire subdivision, and that underground connections be provided to each house in the subdivision.
10. That the Fire Chief review and approve the cistern detail, and that the cistern installation be inspected by the appropriate Town department, upon notification by the applicant, prior to installation of the cistern.

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11. That proposed lots 5 and 6 shall be restricted to no further subdivision, unless approved by the Planning Board based on a change of conditions, and that this note be added to each lot on the record plan.
12. Stumps from clearing of right-of-way and drainage areas only may be buried in designated site as marked on plans. Stumps and/or other land clearing debris from the lots shall not be buried in this location. Notation of this stump burial area shall be marked on the final record plans, and shall be noted in the deeds for the properties that this site is on.
13. that the drainage easements be noted in the deeds for the properties that they are on along with a restriction that these areas shall not be tampered with
14. That the Project Review Fee account be replenished with \$3,000.00 prior to the start of construction, and continue to be replenished as needed throughout the duration of the project, in accordance with the Land Development and Subdivision Regulations.

This motion is based on the 7 findings of fact in the draft motion.

Ward-Berry. (5-0)

**GTECH Data Center- Major Land Development Project / Preliminary Plan:** AP 3, Lot 1-1  
-- Technology Way; new building on G-Tech campus

Paul Victor, Senior Real Estate Manager with GTECH and Tara Vargish, PE from Northeast Engineers approached the Board. Mr. Victor gave an explanation of the Data Center which would house all of the administrative servers associated with the business such as financial management, e-mail, and any of the computers that operate the business, not related to the lottery.

Mrs. Vargish explained the changes to the plan since last month, and noted that the roof satellites and the cooling units were moved off of the roof to the ground. She noted that she has gone over the other changes with Miss Paquet and the Dave Tacey, the Building Official. Miss Paquet noted that she has the e-mail correspondence with Mr. Tacey and Mr. Martin confirming everything Mrs. Vargish has said for the file.

**Motion** to approve the Preliminary Plan for the GTECH Data Center prepared by Northeast Engineers and Consultants, Inc., dated April 2006, with the following conditions:

1. That the Town's consulting engineer inspect the site to ensure the drainage and erosion controls have been properly installed both during construction and prior to issuance of a Certificate of Occupancy.
2. That the Final plan may be reviewed administratively by the Town Planner

This approval, with conditions, is based on the findings of fact 1 through 5 in the draft motion.  
Ward-Regan. (5-0).

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**Bald Hill Residential Compound- Minor Subdivision/ Pre-Application, cont.:** AP 28, Lots 21 & 22

-- on Plain Meetinghouse Road (formerly Scenic View Estates)

Mr. Kirk Andrews, PLS, and Mr. Brian McCoy and Mr. John Carvalho, owners, were present. Miss Paquet passed out an engineering review memo by Town consulting engineer Michael Zavalier. Mr. Andrews noted that they basically they agree with the letter.

Chairman Boyer explained that the issue is that the applicant came before the Planning Board originally for a 9-lot subdivision (Scenic View Estates) and it was denied by the Planning Board. He noted that the appeal is pending before the Zoning Board depending on the new configuration. Mr. Andrews noted that the plan before the Board is a layout that was worked out with the Zoning Board to send back to the Planning Board for a recommendation. Miss Paquet noted that the lot lines should be looked at and that she doesn't understand what they mean by the layout having been looked at by the Zoning Board. She asked the applicant if the Zoning Board has been involved with looking at the Residential Compound design. Mr. Andrews stated yes. Miss Paquet noted that she hasn't been to the Zoning Board so she isn't aware of what is going on. Solicitor Ursillo explained that the Zoning Board is aware of the idea of a Residential Compound, but he doesn't recall the Zoning Board actually reviewing the plan and deliberated on it, because he would have advised them that it is the Planning Board's business not the Zoning Board's. Miss Paquet explained that the lot lines would be the purview of the Planning Board. Chairman Boyer noted that he thinks the major issue is that there is a new ordinance in Town for Residential Compounds that allows 4 lots. He noted that the compromise on the appeal before the Board is to up it from 4 lots to 5 lots. There was discussion on the 4 lots versus the 5 lots. It was noted that it would require a variance.

Mr. Ward asked about the site distance and asked the applicant if they are willing to comply with the recommendations by the Traffic Engineer and the Town's consulting engineer on the site distance. Solicitor Ursillo noted to condition the approval on all the traffic recommendations. Miss Paquet noted that this is Pre-application and that there are still some issues on the lines and on the proposed 25 foot no-cut buffers in relation to the rear yard setbacks. She noted that the Zoning Board should send the plan to the Technical Review Committee. The Board agreed and noted to make this part of the recommendation.

There was discussion on a motion. It was noted that it would be recommended with the stipulation that the plan go to Technical Review. There was discussion on keeping the recommendation on the variance separate from the recommendation on allowing the concept of a Residential Compound as a compromise. It was decided to do two separate motions. The Board recessed for 5 minutes to allow the Solicitor to draft the motion. The Board reconvened.

**Motion** to recommend to the Zoning Board the approval for a variance for one additional lot (4 allowed, up to 5 lots), based on the fact that this is a policy compromise between a 9 lot subdivision and a 4 lot residential compound which will be to the benefit of the Town in that

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there would be 4 fewer lots developed and would not require a waiver. Ward-Bryan. Mr. Berry called for discussion and asked about the 2 access points if it is two residential compounds versus one. Solicitor Ursillo said you could look at it like two residential compounds back to back, but that there will still be a variance needed due to the acreage. Chairman Boyer noted that a portion of one lot would be on both properties and that in order to accomplish this, it would require an administrative subdivision to change one lot line before they can do the compound. He noted that it would be neater if both properties were combined to go ahead and make one residential compound. Solicitor Ursillo agreed.  
Motion on the table. Motion carries. (5-0).

Motion by Ward that a condition before the Zoning Board variance for relief is obtained, that the Technical Review is performed on the lot lines. Mr. Ward asked if the Planning Board wants to see the plan after Technical Review. Chairman Boyer noted that the Board wants to see it. Miss Paquet noted that this is just a pre-application and that Residential Compounds are treated as Minor Subdivisions. She noted that there are still items such as drainage that still need to be addressed, and that there is engineering involved. She noted that the Preliminary Plan will be a Public Hearing and noted that no condition is needed on the Zoning Board recommendation that the plan go to Technical Review because and that the application would need to go to Technical Review Committee anyway, and it would need to go back to the Planning Board. Solicitor Ursillo agreed. Miss Paquet asked the Board if they wanted to see the plan after the TRC has looked at the plan purely in terms of lot lines, of if the next time the Board wants to see the plan just at the Public Hearing. Chairman Boyer noted it should come back to the Planning Board to see the lot lines. It was noted then that no motion is needed.

Mr. Paul Bannon, PE for the traffic on this application arrived. He was handed Mr. Zavalia's comments.

It was noted that the plan will go to TRC. Mr. Carvahlo questioned that he thought he already did everything and asked why it needs to go to Technical Review. Chairman Boyer explained that the first thing is that it needs a variance for 5 lots from 4. He then explained that they still need all the same approvals as before for the first application for the 9-lot subdivision, but that it would be as complicated because they are not building a Town road. He noted that they still have to go to Subdivision Suitability with the State and obtain all the same approvals as before. Mr. Carvahlo noted that he understood now.

**Pinewood Estates- Major Residential Subdivision/ Pre-application:** AP 48, Lot 8-1  
- off Breakheart Hill Road

No one was present. There was no discussion.

**Residential Compounds**  
-- discussion on ordinance

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Chairman Boyer noted that at the last meeting he asked the Board to consider raising the Residential Compound lots from 4 to 5 lots, based on the need of the homeowners. He asked to consider 4 acres per lot and also expressed concern of having 5 buildable acres versus the 1.4 acres of buildable. There was discussion amongst the Board members.

It was noted to add this to the June agenda for a motion to recommend that the Town Council amend the Residential Compound, and for Miss Paquet and Chairman Boyer to work on this.

**PLANNING DISCUSSION/ OTHER BUSINESS:**

--requires vote to add to agenda for discussion only

- A. **SUBDIVISION REGULATIONS:**  
Proposed Updates and Modifications  
-set date for Workshop

Miss Paquet noted that she received proposed language on Stormwater from Fuss & O'Neill, and the Board directed her to send them to Mr. Zavalier to review. The Board noted that they would be ok with scheduling a special meeting for the Subdivision Regulations.

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The Planning Board held discussion on a request to have the materials for the meetings a week before the meeting. They noted that they would be ok with getting a package without draft motions.

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Mr. Kirk Andrews addressed the Planning Board regarding the Blueridge Estates subdivision. It was noted that this will be handled by the Planner and the Solicitor's office.

Motion to adjourn. Bryan-Regan. (5-0) The meeting ended at 8:17 p.m.

**WEST GREENWICH**  
**June 19, 2006**  
**PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on June 19, 2006. Present were: Chairman Mark Boyer, David Berry, William Lepak, Tim Regan and alternates Tom O'Loughlin and Bill Bryan. Brad Ward was absent. Town Planner Jennifer Paquet and Town Solicitor Michael Ursillo, Esq. were present.

Chairman Boyer called the meeting to order at 7:05 p.m.

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Motion to remove for discussion all items from consent agenda. Berry- Regan (5-0).

**Minor Subdivision (formerly The Preserve at West Greenwich): AP 34, Lot 2**

On Plain Meeting House Road; for preservation and financing purposes.

Motion to approve the minor subdivision for the Preserve at West Greenwich, as noted in the draft motion. It was recognized that the lot does not currently meet the requirements of the Land Development and Subdivision Regulations for a buildable lot unless Welch Hollow Road is considered frontage. Berry-Regan (5-0).

**DIMENSIONAL SETBACKS, cont : AP 41, Lot 74**

--corner of Nipmuck Trail and Niantic Trail; Two front yard variances requested (corner lot)  
Owner: Timothy Audet; Applicant: Dennis Fortin, Jr.

It was noted that Mr. Fortin has requested that the Niantic Trail advisory opinion be continued to next month.

**Fry River Farms (Maguire Lane off Fry Pond Road): AP**

--request for bond reduction and conversion to maintenance bond

Motion to reduce the cash maintenance bond to \$5,000.00 for the Fry River Farms subdivision, in accordance with the draft motion. Berry-Regan (5-0)

**Zone Change: AP 49, Lot 4-1**

-- On Arnold Farm Road

Request to change from split zone of Highway Business and RFR-2 to Industrial B in the entirety for the creation of a multi-site Industrial Park. Proposal requires consideration for amendment to Comprehensive Plan Future Land Use Map.

Mr. John Pagliarini, Esq. explained the site and the requested zone change. He noted that they have been contacted by several prospective users, which are all more industrial uses, rather than retail, and noted that the site lends itself to industrial. He presented an aerial photograph of the site with concentric circles to show the location of the site in relationship to the abutters. He noted that they want to create a small industrial park with a recreational component. He noted that the closest house is 1,800 feet away, and that the truck stop is in close proximity. He noted that they would also like to do an ice hockey rink as phase 2, which would involve a wetlands crossing. Mr. Pagliarini noted that he does not see a good use of this land as Highway Business and noted the allowable uses in that zone.

**WEST GREENWICH**  
**June 19, 2006**  
**PLANNING BOARD MEETING**

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Mr. Berry questioned why Industrial B and not Industrial A. Mr. Pagliarini noted that Industrial B is more restrictive and that they would like to put an asphalt plant there, and that the Town wouldn't want that use to be allowed everywhere. There was discussion. Mr. Berry noted that a zone change is not something to be taken lightly, because it is the most important thing that the Town does in terms of land use, and that there should be a compelling reason. Mr. Boyer noted that the Town budgeted for a plan to look at how this area can best be developed. There was discussion on the Exit 5 Cloverleaf plan, the Comprehensive Plan, and the Planning Board's intentions of having a new study of this area done, which has been budgeted for the upcoming fiscal year.

Motion to recommend denial of the request to change the zone to Industrial B for AP 49, Lot 4-1, based on the fact that there is no compelling reason to change the zone at this time, and that the Town is interested in studying the area as it is a key area for the Town. Berry-Lepak (5-0).

**Public Informational Meeting, cont.**

**Centre of New England- Exit 7 Special Management District/ Amendment to Master Plan:  
AP 1, Lots 3-1, 4-3, 4-4, & 4-5**

-- Center of New England Boulevard; Conceptual Commercial Layout;

Request to be continued to July 17, 2006 meeting

Continued to July 17, 2006 meeting

**Administrative Subdivision: AP 6, Lots 15-1 and 13-1**

--off Mishnock Road; Split Zoned Highway Business and Residential RFR-1

Mr. Boyer recused himself.

Mr. John Pagliarini, Esq. explained the plan, and also presented possible uses of multifamily one-bedroom apartments for the future of the site. Mr. Pagliarini noted that his client's preference is to do an office building instead. There was discussion. The Board noted that the uses should remain on separate lots and that a public road would be needed for frontage, if they wanted to do another house. Zone changes were discussed to legitimize the non-conforming use.

Mr. Boyer rejoined the Board.

**Pinewood Estates- Major Residential Subdivision/ Pre-application: AP 48, Lot 8-1**

- off Breakheart Hill Road

Mr. Norman Marsocci, owner, and Mike McCormick from Alpha Associates, approached the Board. Mr. Brian Thalmann, PE was present as the consulting engineer for the Town. Mr. McCormick explained the proposed subdivision. He noted that they would be seeking two waivers, one on the length of the road at 1,800 feet, and one on the distance between tangents over 150 feet on reverse curves. Mr. McCormick addressed the comments from Mr. Thalmann dated June 8, 2006. There was discussion on the length of the cul-de-sac, and Mr. McCormick will work on different layouts using 1,500 feet and 1,200 foot long roads.

**WEST GREENWICH**  
**June 19, 2006**  
**PLANNING BOARD MEETING**

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**Residential Compounds**

-- Discussion on proposed changes to ordinance; make recommendation to Town Council

The Board went over proposed changes. The major changes recommended include increasing the density to 4 acres, increasing the number of lots allowed to 5 lots, decreasing the minimum land suitable for building on each lot to 1.4 acres, allowing consideration for use in the RFR-1 zone.

Motion to recommend approval to the Town Council for the proposed changes to the Residential Compound section of the Zoning Ordinance. Berry-Regan (5-0).

**SUBDIVISION REGULATIONS:**

Proposed Updates and Modifications

-set date for Workshop

It was decided to wait until next month to schedule the special meeting.

**Exit 5 Planning**

A sub-committee of Tim Regan, Bill Bryan, and Jennifer Paquet was designated to work on a Request for Proposals for a study on the Exit 5 area.

Motion to adjourn. Berry-Regan (5-0). The meeting ended at 9:16 p.m.

**WEST GREENWICH**  
**July 17, 2006**  
**PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on July 17, 2006. Present were: Chairman Mark Boyer, Brad Ward, Tim Regan, William Lepak (7:03 p.m), David Berry (7:04 p.m.), and alternate Bill Bryan (7:25 p.m.). Alternate Tom O'Loughlin was absent. Town Planner Jennifer Paquet was present. No legal counsel was present.

Chairman Boyer called the meeting to order at 7:01 p.m.

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**CONSENT AGENDA**

**A. Acceptance of Minutes**

March 20, 2006 Regular Meeting  
June 19, 2006 Regular Meeting

**Motion** to approve the consent agenda. Ward-Regan. All in favor (3-0)

**Public Informational Meeting, cont.**

**Centre of New England- Exit 7 Special Management District/ Amendment to Master Plan.:  
AP 1, Lots 3-1, 4-3, 4-4, & 4-5**

-- Center of New England Boulevard; Conceptual Commercial Layout

Attorney John A. Pagliarini, Jr. was present.  
Mr. Lepak arrived at 7:03 pm.

Mr. Pagliarini showed the new plan to the Board. He noted that Marriot has signed on for the center spot.

Mr. Berry arrived at 7:04p.m

Mr. Pagliarini went over where the well-field was going to be, which is now proposed for some offices, and noted that the 220 residential units are no longer in the picture. There was discussion on the affordable housing requirement. Mr. Pagliarini noted that there would be an MRI medial center. He also noted that the commercial square footage has increased to 360,000 square feet. There was discussion on parking for the hotel. There was discussion on the plan.

Mr. Bryan arrived at 7:25 p.m.

It was noted that this plan needs to go to the TRC for review, at a special TRC on August 10, 2006 to allow time for revised plans. There was more discussion on the affordable units that were supposed to be provided. The Planning Board wanted to know what the Town Council would say about the change to no longer include the age-restricted units.

**Motion** to continue to the August meeting. Ward-Berry. All in favor (5-0).

**WEST GREENWICH**  
**July 17, 2006**  
**PLANNING BOARD MEETING**

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**SUBDIVISION REGULATIONS:**

Proposed Updates and Modifications, set date for Workshop

Mr. Boyer gave an update and noted that the proposed changes are still under review and the final changes will be made into a clean copy for the Board's review.

**Exit 5 Planning**

Miss Paquet noted that she found the original RFP and it will be sent to Mr. Regan and Mr. Bryan. She noted that the CDBG funding will be announced in August.

**Fiscal Impact Analysis Worksheet**

It was noted that this could be added to the back of the subdivision regulations with the checklists, but that there would need to be notation that the data figures change every year and the information needs to be updated.

There was discussion on the updated Fiscal Impact Worksheet. For next month, the Board wants Miss Paquet to find out the following information with regard to school-age children per house:

1. What numbers does the State use
2. What source did Daylor Consulting use in the Affordable housing plan
3. what is past history and track number of school enrollment with number of new homes or building permits
4. show the math on the 0.8 figure of number of school-age children attributable to new development.
5. what are the averages based on 3 and 4 bedroom homes

It was noted that the number used for averaging number of school-age children per home impacts the Growth Management ordinance.

**Appoint Planning Board member to TRC**

--6 month term

Mr. Boyer was designated for the next 6 months. Mr. Ward will also attend the August 10<sup>th</sup> TRC meeting.

**WEST GREENWICH**  
**July 17, 2006**  
**PLANNING BOARD MEETING**

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**Growth Management Building Permit Cap**

-- analyze for recommendation to Town Council in accordance with ordinance (due December 2006)

It was noted that the number of school-age children per home needs to be updated. Miss Paquet will find out from the school if there is anything that should be looked at. The Board suggested that Miss Paquet find out if the school has done demographic study for their own strategic plan and to provide this to the Planning Board for next month.

**Affordable Housing**

-- report progress to State (due September 2006)

Miss Paquet noted that the State requires an update on the status of implementing affordable housing, and that she would be doing the report for the Board. Mr. Ward noted that he would sign the letter to come from the Board.

Motion to adjourn. Ward-Berry (5-0).

The meeting ended at 8:41 p.m.

**WEST GREENWICH**  
**August 21, 2006**  
**PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on August 21, 2006. Present were: Chairman Mark Boyer, Brad Ward, Tim Regan, and David Berry. William Lepak, and Alternates Bill Bryan and Tom O'Loughlin were absent. Town Planner Jennifer Paquet was present. Town Solicitor Michael Ursillo arrived at 7:08 p.m. Consulting engineers Shawn Martin from Fuss & O'Neill, and Mr. Brian Thalmann of Thalmann Engineering were also present.

Chairman Boyer called the meeting to order at 7:00 p.m.

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**CONSENT AGENDA**

**A. Acceptance of Minutes**

July 17, 2006 Regular Meeting

**B. Site Plan**

Cell Tower Antenna: AP 6, lot 31-1

Replacement of existing antenna (Sprint with Sprint); moving two equipment cabinets and adding another cabinet; Applicant: Nextel Communications of the Mid-Atlantic, Inc.

Motion to accept the consent agenda with the Nextel changes to be reviewed by staff. Ward-Berry. All in favor (4-0).

**Public Informational Meeting, cont.:**

**Centre of New England- Exit 7 Special Management District/ Amendment to Master Plan.:  
AP 1, Lots 3-1, 4-3, 4-4, & 4-5**

-- Center of New England Boulevard; Conceptual Commercial Layout

**Request to Withdraw application**

Mr. Ward read the letter dated August 3, 2006 from Mr. Pagliarini for the request to withdraw the application for the amendment to the Master Plan, for the record.

**SUBDIVISION REGULATIONS:**

Proposed Updates and Modifications, set date for Workshop

Mr. Boyer gave a brief update and noted that Miss Paquet will be making a clean draft of the proposed changes for the September meeting.

**Exit 5 Planning**

**Fiscal Impact Analysis Worksheet**

**Growth Management Building Permit Cap**

-- analyze for recommendation to Town Council in accordance with ordinance (due December 2006)

These three items were continued until the September meeting.

**WEST GREENWICH**  
**August 21, 2006**  
**PLANNING BOARD MEETING**

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**Owl Ridge Major Subdivision-under construction**

--off Henry Brown Road; set date for site visit; consider request for bond reduction/ Maintenance Bond on Fox Run; Final As-Built review for Orion View, set Performance Bond

Mr. Dave Annese, developer, was present. Mr. Shawn Martin was present as consulting engineer for the Town.

Miss Paquet went over the background of the subdivision, and passed out the memo from Mr. Martin dated August 21, 2006. Mr. Martin explained the outstanding improvements and explained that Fox Run is in good shape, but that there are some things that need to be addressed, such as backfill on the curbs, loam and seed, trees, monuments, and guardrails. Solicitor Ursillo arrived at 7:08 p.m.

There was discussion on the Fox Run extension phase of the subdivision. It was noted that there is an existing performance bond on Fox Run for \$50,000.00. Chairman Boyer went over the status of the subdivision and discussed the other issues, such as the flaring out of Mrs. Persson's driveway. Mr. Boyer explained that when the house was constructed the road was a cul-de-sac, but now that it is a through-road, the angle of Mrs. Persson's driveway makes it tough for her to pull out of the driveway into the street, and that Mrs. Persson has requested that something be done to flare the end of the driveway out to accommodate backing out into the right-of-way. Mr. Boyer noted that he had spoken with Mr. Annese about this out at the site and that he said he would be agreeable to this, then Mr. Boyer asked if this still held true. Mr. Annese agreed. Mr. Boyer explained that it is a concrete driveway and noted that the owners would like it to be done as concrete. There was discussion on the width of the road and the taper. The Board noted that they would look at this at the site visit. It was decided to set a site visit for Wednesday night, August 23, at 5:30 p.m. on the Fox Run side first, (then the Orion View Drive side).

Mr. Berry noted that there was a swale where the cul-de-sac used to be that went under the road, and noted that it looks like the swale hasn't been cleaned out in a while, but because of the new asphalt, there is a gap in the asphalt that used to go down into the swale. He noted that it is on the right side of the road. It was noted that this would be looked at Wednesday night.

Motion that at the site visit, that the bond reduction will be contingent on the site assessment relative to any deficiencies that will have to be corrected and that the Board reserves the right to, at the site, either approve or table the decision to the September meeting. Ward-Berry. There was discussion. Mr. Ward amended the motion to include that input must come from the Town consulting engineer, the Town Planner and the Director of Public Works. There was further discussion. Mr. Ward withdrew the motion.

Mr. Berry asked about the deed for the temporary cul-de-sac easement. Miss Paquet noted that she has a template and the Town will remove the temporary easement.

**Motion** that the granting of a bond reduction is predicated on the site visit on Wednesday August 23, 2006 at 5:30 p.m., and that the Board reserves the right to approve or postpone the motion for

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the bond reduction until September, based on input from Town Planner, Consulting engineer, and the Director of Public Works, and with the following conditions:

1. That the developer extend out a flare to the Persson's driveway so that it connects to the new road and that this extension be made of a material to match the existing cement driveway, at the developer's expense, prior to a bond reduction on Fox Run.
2. Submit signed deeds turning over drainage easement and road to Town.
3. Confirm all requirements have been completed to Fire Chief's satisfaction with regard to the cistern.
4. Install guardrails according to consulting engineer's and Highway Superintendent's recommendations.
5. Remove silt fence.
6. backfill all cape cod berms and properly loam and seed.
7. Install all landscaping and final loam and seed (and lime) in the upcoming growing season.
8. satisfaction to the Town consulting engineer's items in Mr. Martin's memo dated August 21, 2006.

There was discussion on the bond amount. It was noted that the Board would need to hold the 15 percent, plus the cost of the outstanding items that have not been addressed yet. Once these items have been addressed, then the Board can move forward with setting the maintenance bond. It was noted that the Board will look at what items have been addressed at the site visit, and will determine then what to set the final figure at. Motion is on the table. Ward-Regan. Chairman Boyer called for any further discussion. Mr. Berry asked about the St. Martin driveway. It was noted that the parking spaces were never part of the Board's approval and it is a private civil matter. Motion on the table. Ward-Regan. All in favor (4-0).

There was discussion on the Orion View Drive phase of the Owl Ridge subdivision. Miss Paquet gave an overview of this new road, and explained that Mr. Martin has reviewed the as-builts. She noted that everything was built according to the plans but that there has been some issues with erosion and sink holes, and noted that there are some things left to do such as install the bounds, loaming and seeding, and backfilling the berms. Chairman Boyer noted that Mr. Dave Andrews, Highway Superintendent, stopped by before the meeting to let them know that he went out there and that the test holes in the detention basin were just a few small areas that had settled, and noted that the sink hole on the side of the road, that there were a few small boulders in the shoulder. Chairman Boyer noted that at the site visit, Mr. Martin can take a look at it, and that Mr. Annese can explain what he intends to do on it, and the Board will determine if it is proper, or if anything else needs to be done. Mr. Martin noted a few areas where additional guardrail is needed. He noted that there is not much of a shoulder and there is a 2:1 slope that is over 10 feet high.

There was discussion on a lot that appears to be under construction on this road. It was noted that there was a stipulation that the lots in this subdivision needed site plans to be reviewed prior to getting any building permit. It was noted that a well and a retaining wall have been installed on this site.

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Chairman Boyer asked for Mr. Martin to inspect the backfilled the sinkholes at the site visit and figure out how this should be resolved before the Board goes any further. There was discussion. The boulder retaining wall will need to be reviewed. Chairman Boyer noted that the Board is not ready to make a decision on whether this can be recorded. He noted that the Board needs to get out there and see everything, and will rely on the consulting engineer on what to do with the sink holes.

**Motion** to include Orion View into the site visit on Wednesday August 23, 2006 at 5:30, to commence after the Fox Run site visit, and to table any motion until the September meeting, and to look at and address any concerns that have been spelled out by the consulting engineer and the Town Planner and the Public Works concerns. Ward-Berry. All in favor (4-0).

Mr. Martin left the meeting.

#### **Public Informational Meeting:**

#### **GTECH Campus Master Plan- Major Land Development Project**

-- at Hopkins Hill Road and Technology Way; Corporate Zoning District

Mr. Erik Dyson, Director of Real Estate for GTECH, Matt Mrva from Landworks Collaborative, and Eric Offenber, PE from Northeast Engineering were present. Mr. Dyson introduced the Master Plan, and noted that they are also seeking a minor subdivision to create certain parcels now. He noted that they will be selling the entire campus to an outside developer, but that they will keep the data center. Mr. Mrva went over the site layout, and explained the campus setting. Miss Paquet noted that the roadway is proposed as easements over the property lines, and the property lines will go to the center of the road. She noted that it is interesting, because she doesn't know where to count the setbacks from. Mr. Offenber explained that the plan is not to create separate lots that operate by themselves, but that the purposes is that everyone shares the road, the walking paths, and the parking. He noted that they don't want anyone to look at the lots individually. He noted that they want people to come in and be able to park and walk and get to all the other locations. There were questions and discussion on how the infrastructure and the roadway would be done.

Brian Thalmann, consulting engineer for the Town, explained that he has reviewed the traffic study and that in general, he concludes with the findings. He noted that he would like to see how the boulevard entrance and its location fits in with the off-ramp from I-95. Chairman Boyer noted that this needs to be addressed, and that the Board needs comments from the Fire Chief. Mr. Thalmann noted that they have demonstrated that it maintains acceptable levels of service. There was discussion on the Physical Alteration Permit requirement. Mr. Offenber noted that they won't apply for the PAP with the Master Plan because they don't know what the uses are and what the traffic generation will be. He noted that they have looked at the Master plan concept and the use matrix, and they took what they think will be the uses, and did a traffic study based on the traffic that could be generated by those uses. He explained that depending on what the developer wants to put in and do, he would then specifically apply for a curb cut permit. He noted that with everything that is there now, that there is no need for the Hopkins Hill curb cut right now, because the facility operates from the existing entrance on Technology Way, which will stay. He noted that when they get to the point of developing the other lots, it will generate

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the need for the Hopkins Hill curb cut. Chairman Boyer asked Mr. Thalmann if he agrees with this. Mr. Thalmann explained that he has concerns about it from a traffic standpoint about how the uses are consistent and how they would impact the a.m. and p.m. hours. He noted that maybe a way to address it is to require each use to submit a comprehensive traffic study to demonstrate that there are no changes, and he noted that the Board needs to look at the big picture. Chairman Boyer expressed concern over a scenario where all the lots away from the Hopkins Hill access are developed first, with the only access as Technology Way. Mr. Offenbergl noted that this is addressed in the traffic study, and can be looked at with each project again, as a base study. Mr. Thalmann expressed concern over if something changes that requires traffic mitigation on Hopkins Hill Road, and who would ultimately bear the burden of that cost. Mr. Offenbergl stated it would be the developer of that piece. He stated that it is set up so that as the development happens, the developer is going to be responsible for the incremental changes. Chairman Boyer expressed concern over the development occurring piecemeal, and noted that the applicant should give the Board an idea as to how they see this would progress, and what parcels would be developed first.

Chairman Boyer opened the meeting up to Public comments.

Phil Casocolenda, Casco Realty, LLC noted that he owns two lots, 4 and 5, that abut this development and asked for an easement or a right-of-way to get to his lots. There was discussion on the access to these properties, and it was noted that the frontage is technically on the off-ramp. Solicitor Ursillo questioned if there was compensation when the highway went in, and asked Mr. Casocolenda if he owned it when the access was cut off or if he bought it after. Mr. Casocolenda noted that he bought it after. Chairman Boyer asked Mr. Dyson if GTECH would entertain consideration for access. Mr. Dyson noted that he has had conversation with Mr. Casocolenda and would be happy to entertain conversation with the new developer. Chairman Boyer noted that there are provisions in the subdivision regulations and the Board tries to accommodate land-locked pieces. It was noted that this issue is in the open and the Board will find out if they have the right to grant it.

Motion to continue to the September meeting. Ward-Regan. All in favor (4-0).

**GTECH Minor and Administrative Subdivision- AP 3, Lots1-1, 1-7 and 10**  
--at Hopkins Hill Road and Technology Way; Corporate Zoning District

Mr. Dyson explained the proposed parcels, in conjunction with the Master Plan. He noted that they are creating some lots for conveyance, such as the lot with the building for Amgen, the lot for the rest of the GTECH building, the lot for the Data Center, and the remainder for the rest of the development sites. He noted that the developer would come in after the Master Plan and develop the sites, except for the sites that are already done, and the parcel E which is the donation to the Town.

There was discussion and Mr. Boyer expressed concern about the roadway network, and a possible violation of zoning, by creating lots without any frontage. Miss Paquet noted that the Corporate Zoning District does not require the road to be easements over the lots. Mr. Thalmann

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asked the Solicitor if the Town allows a public road that has responsibility through a private entity. Mr. Ursillo indicated yes regarding private responsibility for a public road.

It was noted that the Verizon easement will be relocated once the Data Center is complete.

**Motion** to approve the Minor and Administrative Subdivision plan for the plans for AP 3, Lots 1-1, 1-7, and 10, dated May 31, 2006, prepared by Northeast Engineers & Consultants, Inc. for the GTECH Campus Plan, with the following conditions:

1. Record separate plans, one for the subdivision lot lines only, and one for the easements over the site.
2. Make the lot lines that will be changed and their dimensions in light ink, and make the new lot lines and their dimensions in bold ink.
3. Change title block to read, "Minor and Administrative Subdivision"
4. the applicant should work with the Town Planner and the 911 coordinator on the record lot numbers
5. That the final plan may be reviewed administratively.

Ward-Berry. Discussion. Mr. Dyson noted that there were issues with the lot lines between the two existing buildings connected by the bridge and the windows. Mr. Ward amended the motion to add:

6. That the lot lines may be adjusted for code compliance issues.

This approval, with conditions, is based on the 7 findings of fact in the draft motion.

Ward-Berry. All in favor (4-0).

The Board took a 5 minute recess.

**Residential Compound/ Minor Subdivision: Pre-application- AP 20, Lots 10-1, 10-4, & 13**  
-- off Victory Highway; three new lots; Owner: Harold Baton

Mr. Richard Bzdyra, PLS, from Ocean State Planners, Inc., was present as consultant for the applicant. Mr. Bzdyra described the existing parcels. Chairman Boyer noted that the ordinance changed last week, and Mr. Bzdyra noted that the application still meets the requirements. Mr. Bzdyra explained the proposed residential compound. Miss Paquet went over the Technical Review comments. The Board questioned if there were any water bodies in the swamp, and noted that the Town has a requirement of a 200 foot buffer for septic systems.

**Residential Compound/ Minor Subdivision: Pre-application- AP 18, Lot 32-2**  
--off Fish Hill Road; 5 lot subdivision; Owner: Clyde and Paula Fish

Attorney John Pagliarini, Kevin Harrop from Caputo and Wick, Ltd., and Dr. Fish were present. Mr. Pagliarini explained the need for only one lot at this time, but that they intend to do the full 5 lots through the phasing provision, and noted the administrative subdivision. It was noted that two lots at this point need to be demonstrated as buildable with perc tests, and that a turn around will be needed. A letter from the wetland biologist will be needed for the lot. It was noted that the restrictions will need to be added to the Assessor's Plat map. There was discussion.

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**Minor Subdivision: Pre-application and Preliminary (separate plan sets)- AP 6, Lot 13-1**  
-- on Mishnock Road; 3 new lots; Owner: Thayden and Linda Waltonen

Chairman Boyer recused himself. Mr. John Pagliarini was present, and he presented the two plans. He noted the pre-application shows a short town road that would give frontage to the commercial business. He noted that they intend to put a fire-gate on the right-of-way that the Town wants them to stop using, and that they will screen the neighbor's property there. He noted that the pre-application plan shows a resolution to all the issues, and then showed the preliminary plan for just the one-acre lot. There was discussion on the issue of doing the lot without the road yet. The Board noted that the concept of the pre-application plan addresses the existing issues at the site.

Mr. Boyer rejoined the Board.

Miss Paquet noted that there was a letter in the packets from Chief Hoxsie expressing concern over driveways and fire truck access, and it was noted that the Board would work on regulating this with the Subdivision Regulations.

Motion to adjourn. Ward-Regan. All in favor (4-0). The meeting ended at 9:07 p.m.

**WEST GREENWICH**  
**August 23, 2006**  
**PLANNING BOARD SITE VISIT**

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A site visit meeting of the West Greenwich Planning Board was held on Wednesday, August 23, 2006. Present were: Chairman Mark Boyer, Brad Ward, David Berry (late), and Tim Regan (left early). William Lepak, and Alternates Bill Bryan and Tom O'Loughlin were absent. Town Planner Jennifer Paquet was present. Consulting engineer Shawn Martin from Fuss & O'Neill, was present.

The Board met at the site for 5:30 p.m.

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**SITE VISIT**

Meet on Site -Fox Run

**Owl Ridge Major Subdivision, cont.-under construction**

--off Henry Brown Road; set date for site visit; consider request for bond reduction/ Maintenance Bond on Fox Run; Final As-Built review for Orion View, set Performance Bond

Dave Annese, developer, was present.

The members present decided to start with Orion View Drive first. It was pointed out where guardrails are needed and it was noted that the catch basin grates need to be cascade type. Sink holes were noted in the pond basin and on the side of the road. The developer noted that they are going to have to dig it up again for the electrical and noted that they can remove the rocks out then. It was noted that the Town will need to witness and inspect this work. The Board noted that site plans will be required for all of these lots. Miss Paquet will check to see if any signage was proposed for Henry Brown Road for the sharp angle. It was noted that guardrails will be needed on the steep side of the road before any Certificates of Occupancy are issued, but after they know where the driveway will be. At the site entrance, it was noted that the road needs to be flared out on the right turn intersection with Henry Brown Road, heading into the site. The developer will have his engineer meet in the field to address this transition radius, and will pave it when the other binder coat repairs are being done.

The members then went to the Fox Run side. Mr. St. Martin and Mrs. Persson, abutters, were present. It was noted that the existing drainage swale at the St. Martin's property needs to be paved. There was discussion on Mrs. Persson's driveway. The plan agreed on is to remove about two and a half of the concrete curbing section, then add back in a transition curb. The area of lawn to be paved (concrete to match existing driveway) was spray marked with orange paint.

It was noted that guardrails are needed on the Fox Run side, on both sides of the road, about 50 feet in length on the wetland side, and about 40 feet in length on the other side. The big pine tree needs to be removed.

**WEST GREENWICH**  
**September 18, 2006**  
**PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on September 18, 2006. Present were: Chairman Mark Boyer, Brad Ward, William Lepak, Tim Regan, David Berry, and Alternate Tom O'Loughlin. Alternate Bill Bryan was absent. Town Planner Jennifer Paquet and Town Solicitor Michael Ursillo were present.

Chairman Boyer called the meeting to order at 7:00 p.m.

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**CONSENT AGENDA**

**A. Acceptance of Minutes**

April 10, 2006 Special Meeting  
August 21, 2006 Regular Meeting

**Motion** to approve the consent agenda. Ward-Berry. (5-0)

**Minor Subdivision: Preliminary, cont. - AP 6, Lot 13-1**

-- on Mishnock Road; 3 new lots, with road creation (requires Public Hearing);  
Owner: Thayden and Linda Waltonen

Miss Paquet gave an update on the Waltonen application, and noted that the applicant has submitted an application to the Zoning Board for a variance on the frontage.

**Public Hearing and Informational Meeting:**

**Major Subdivision: Combined Master and Preliminary- AP15, Portion of Lot 1-2**

--on Fry Pond Road; One new lot; Owner: Harry and Shirley Barbour

Peter Suorsa, PLS, from Coventry Survey was present. Mr. Suorsa explained the recent history of the subdivision and the location of the site. He noted that this proposal is for one 2-acre lot to be cut out of a 44 acre parcel. The Planning Board made the applicant aware that due to this lot being cut, that doing a Residential Compound would no longer be an option for future development on this site.

**Motion** to open the public hearing. Berry-Ward. (5-0)

The Board took comments from the audience.

Annette Scaramousi, 255 Robin Hollow Road asked, if the development would be accessible to fire trucks and it was noted that the driveway would need to be accessible. She then asked about the drinking water well. It was noted that the applicant would have to demonstrate that there is water before getting a building permit and it was noted that this application is only for one house lot.

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**PLANNING BOARD MEETING**

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There was further discussion by the Board on Residential Compounds, and Mr. Suorsa explained the Residential Compound issue to the Barbour Family, who were in the audience.

**Motion** to close the hearing. Ward-Berry. (5-0)

**Motion** to approve the Master and Preliminary Plan for AP 15, Portion of Lot 1-2, entitled, "The Old English Plat," dated June 29, 2006, prepared by Coventry Survey Co. Inc., prepared for Harry & Shirley Barbour, with the following conditions:

1. That the Open Space and Recreation Fee be assessed for the new lot (currently at \$4,000.00 per lot until December 31, 2006).
2. Obtain Septic System approval for the proposed lot.
3. Add note on suitable land acreage to the Final plan.
4. That the Planner review the Final Plan administratively
5. That a driveway curb cut bond be posted and that any drainage improvements needed due to the driveway be made, at the discretion of the Highway Department.
6. Need to address the TRC issues of location a well and a septic on the final plan.

This motion is based on the 7 findings of fact in the draft motion. Ward-Berry. (5-0)

**Owl Ridge Major Subdivision, cont.-under construction**

--off Henry Brown Road; set date for site visit; consider request for bond reduction/ Maintenance Bond on Fox Run; Final As-Built review for Orion View, set Performance Bond

Mr. David Annese, developer, was present. The Board went over the list of outstanding improvements, and the memo from Mr. Martin, PE based on a site visit from Friday dated September 18, 2006. For Fox Run, it was noted that the applicant will provide the calculations for the guardrails, that the bounds will be set next week, that the asphalt paver will do all the repairs in one shot, that the landscaping will be done soon to not miss this growing season, and that the pine tree still needs to be removed. For Orion View, it was noted that a design will be provided for the guardrail, and to do the other outstanding items. The Board continued this item to a special meeting to be held on Wednesday night, September 27, 2006 at 6:30 p.m. The developer will try to get as much done as possible. There was discussion on the issue with lot 12 needing a guardrail, and it was decided that the location of the driveway needs to be known. Miss Paquet will get a solid figure from Mr. Martin for the outstanding items.

**Public Informational Meeting, cont.:**

**GTECH Campus Master Plan- Major Land Development Project**

-- at Hopkins Hill Road and Technology Way; Corporate Zoning District

Chairman Boyer noted that this is the first time that the Board is seeing the revised plans. Miss Paquet noted that she has prepared a draft motion for this evening and passed them out.

Erik Dyson from GTECH, Eric Offenber, from Northeast Engineers, and Matt Mrva from Landworks Collaborative were present and approached the Board.

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**September 18, 2006**  
**PLANNING BOARD MEETING**

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Mr. Dyson explained the revised plan showing the public access Right-of-way, which provides frontage to the other lots. He noted that they have quickly reviewed the draft motion and had questions for the Board regarding phasing. There was discussion on construction phasing of the improvements. Mr. Offenbergh noted that development of lot 4, 7, or 8 would trigger the need for the development of that portion of the road, and noted that the traffic light would not come until the site is generating enough traffic. There was discussion on the access, frontage, and a roadway network versus an easement. Mr. Offenbergh noted that it would create another lot. There was further discussion. The Board noted that the draft motion was too much information to absorb in one night. Mr. Dyson went over concerns in the draft motion. There was discussion on questions of how the signal would be financed, and the Board expressed concern over this. Chairman Boyer noted that the Board needs to look at this as a whole, not as individual lots.

The Board opened the meeting to public comment.

Mr. Phil Casacolenda, Casco Realty, in the audience, asked for access to his parcel behind the GTECH lots, abutting the highway ramp. It was noted that legal counsel will need to be consulted for this issue, to be prepared to comment for the next meeting.

This item was continued to the Wednesday, September 27, 2006 special meeting for 6:30 p.m.

**SUBDIVISION REGULATIONS:**

Proposed Updates and Modifications

It was noted that these changes are not ready yet and that the Planner will try to have them ready for January.

**Exit 5 Planning**

It was noted that there will be a special meeting on Wednesday, Sept 27, 2006 regarding a project for some land in this area.

**Fiscal Impact Analysis Worksheet**

-There was no discussion on this item.

**Growth Management Building Permit Cap**

-- analyze for recommendation to Town Council in accordance with ordinance (due December 2006)

-There was no discussion on this item.

Mr. Fred Reed, Robin Hollow Road, asked about the Barbour subdivision. It was noted that the subdivision is for just one lot.

Motion to adjourn. Ward-Regan. (5-0). The meeting ended at 8:35 p.m.

**WEST GREENWICH**  
**September 27, 2006**  
**SPECIAL PLANNING BOARD MEETING**

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A special meeting of the West Greenwich Planning Board was held on September 27, 2006. Present were: Chairman Mark Boyer, Brad Ward, William Lepak, Tim Regan, David Berry, and Alternate Tom O'Loughlin. Alternate Bill Bryan was absent. Town Planner Jennifer Paquet and Assistant Town Solicitor Nancy Letendre were present. Mr. Brian Thalmann, PE of Thalmann Engineering, consulting engineer for the Town on the GTECH project, was present.

Chairman Boyer called the meeting to order at 6:40 p.m.

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**Owl Ridge Major Subdivision, cont.-under construction**

--off Henry Brown Road; set date for site visit; consider request for bond reduction/ Maintenance Bond on Fox Run; Final As-Built review for Orion View, set Performance Bond

Developer David Annese was present. Miss Paquet went over what has been done on the Fox Run side and noted what items are still outstanding. Chairman Boyer and Mr. Berry noted that Mrs. Persson did not want her driveway to be extended by the developer. They noted that she reneged on the agreement that was made at the site visit, and that she chose not to have the developer extend her driveway. There was discussion on the concerns of the guardrail.

**Motion** to reduce the performance bond to a \$33,000.00 maintenance bond, and that the Town hold a \$1,000.00 performance bond cash surety for the guardrail for the Owl Ridge subdivision, extension of Fox Run. Ward-Berry (5-0).

There was discussion on the Orion View Drive portion of the subdivision. Miss Paquet went over what items have been completed and what items are still remaining, and referred to a phone conversation she had with Mr. Martin.

**Motion** to approve the Final plans for the Owl Ridge Phase II subdivision, Orion View Drive, and to set a Performance guarantee in the amount of \$57,710.00. This motion is granted with the following conditions:

1. That the applicant pay the \$450 final application fee
2. That the applicant pay the \$24,000.00 Open Space and Recreation fee
3. Install intersection sign on Henry Brown Road
4. That Landscaping is allowed to be bonded
5. That site plans are required for all the lots in order to obtain a building permit, and that the cost for the Town to review the site plans shall be borne by the applicant. Site plans shall show location of house, septic, and driveway and site grading. A note to this effect shall be added to the Record plan.
6. That all lots need erosion controls to prevent sediment and erosion destruction to drainage system.
7. Ensure that the easements fully encompass the drainage structures, and show easements and cistern locations on the as-built drawings. Make any needed adjustments to the Record plan.
8. Provide easements for the cisterns, and show easements on the Record plan.

## WEST GREENWICH

September 27, 2006

### SPECIAL PLANNING BOARD MEETING

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9. Replenish project review/ inspection account with \$1,000.00
10. That notice of the Fisherville Brook Watershed be included in all home deeds, including the requirement for low nitrogen fertilizers and low impact landscaping within this development. (Native species, minimize lawn area..)
11. Final plan must show 200 foot Town ISDS setback.
12. Submit legal documents for Orion View Drive, the drainage easements, and the cistern easements if needed
13. That the applicant reimburse the town for the cost of signage (intersection, stop sign, dead end, and street name total of \$250.00)

Ward-Berry. (5-0).

#### **Public Informational Meeting, cont.:**

GTECH Campus Master Plan- Major Land Development Project

-- at Hopkins Hill Road and Technology Way; Corporate Zoning District

Erik Dyson from GTECH was present, along with Tara Vargish, PE and Eric Offenber, PE both from Northeast Engineers. Mr. Brian Thalmann, PE, consulting engineer for the Town was present for this item.

Chairman Boyer noted that the Board only received the revised motion this evening and noted that there is a limited time to go over this tonight because another meeting will be starting at 7:30 p.m. tonight.

Mr. Dyson noted what had transpired since the last meeting and discussed the roadway first. He noted that the only major issue is on finding of fact number 17 that has to do with impact to the roadways. Mr. Dyson expressed concern over this finding. Mr. Boyer asked about the traffic and the proposed build-out. There was discussion on the traffic generation impact. Mr. Thalmann explained that he spoke to Rob Roccio, head of Traffic Division of RIDOT, and it was noted that this section of Hopkins Hill Road is a Town road. Mr. Thalmann explained that the Town can submit a request for Applicability of a PAP, and as part of that to submit traffic studies that have been done to date and any comments that the Town has provided in response to the studies. He noted that the RIDOT has more resources to evaluate this project on a larger scope, and noted that the State can provide recommendations, because DOT is concerned with the impact to Interstate Route 95.

There was discussion on the wording for finding number 17. There was discussion on the roadway easement versus the right-of-way. Chairman Boyer noted that after this application, the Board should amend the ordinance to require a right-of-way. Mr. Ward asked about how the traffic light will be paid for.

Motion to continue the item to next Wednesday, October 4, 2006 at 6:00 p.m. Ward-Berry. (5-0)

Motion to adjourn the meeting. Ward-Berry (5-0). The meeting ended at 7:27 p.m.

## **WEST GREENWICH**

**September 27, 2006**

### **SPECIAL JOINT PLANNING BOARD MEETING WITH ALL THE BOARDS**

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A special meeting of the West Greenwich Planning Board was held jointly with the Town Council, Zoning Board, and Conservation Commission on September 27, 2006. Present were: Chairman Mark Boyer, Brad Ward, William Lepak, Tim Regan, David Berry, and Alternate Tom O'Loughlin. Alternate Bill Bryan was absent. Town Planner Jennifer Paquet and Assistant Town Solicitor Nancy Letendre were present.

The Town Council opened their meeting and dispensed with the minutes.

Chairman Boyer called the Planning Board meeting to order, at 7:47 p.m., called the members present, and declared a quorum was present.

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Council President Waltonen introduced the agenda items.

#### **Ritchie Bros. Auctioneers- Regional Auction Facilities**

--representatives from company to introduce and explain their business and possible development in Town

John C. Revens, attorney with Revens, Revens, and St. Pierre, representing Holdens Acquisitions, approached the boards and noted that Ritchie Bros. is here tonight to give a presentation.

Justin Filuk from Ritchie Brothers introduced Mr. Joe Boyle and Mr. Duncan Chapman, and noted that there were handout materials for the audience. Mr. Boyle explained the auctions in the vicinity. Mr. Filuk presented a 5 minute video about the auction process and the administration of the site auctions. He then explained that the site is basically dormant most of the year except for staff. He discussed economic impact to the area and noted that they are committed to environmentally sound practices with equipment refurbishing and cleaning. He then discussed the proposed West Greenwich site to give the Town an idea of how the site might be laid out. He noted that they would like good visibility to the site from I-95. Councilman Mark Tourgee noted that the Town likes to stay as rural as possible and that there would be some resistance from the Town on the visibility. Mr. Filuk noted they could do a visual analysis for views from Route 95.

There were questions from the audience on the amount of pavement and gravel, the refurbishing building and spills, truck traffic, leaking trucks and lighting. Mr. Boyle explained the base of the site and talked about spill response team and cleanup, and signage.

Town Administrator Kevin Breene brought up the re-alignment of Breakheart Hill Road and the need for 4 lanes on Route 102 or at least a designated turning lane.

There was a 5 minute recess at 9:10 p.m.

**WEST GREENWICH**

**September 27, 2006**

**SPECIAL JOINT PLANNING BOARD MEETING WITH ALL THE BOARDS**

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**Centre of New England- Exit 7 Special Management District**  
-- developer to discuss status and future possibilities of the SMD

When the Board reconvened, Mr. Boyer was no longer present. Planning Board members remaining were: Brad Ward, Tom O'Loughlin, Tim Regan, and Dave Berry. Mr. Lepak was in attendance at the back of the room.

Mr. John Pagliarini was present to explain to the Boards that Mr. Cambio has purchased the Lawson property and discussed the idea to transfer the age-restricted residential units from Centre of New England to the Lawson parcel. He was asking to include the Lawson parcel in the Exit 7 Special Management District.

Council President Waltonen noted that they would need input from the Town on how it would be managed.

Motion to adjourn. Ward-O'Loughlin. 4-0. The meeting ended at 9:21 p.m.

**WEST GREENWICH**  
**October 4, 2006**  
**SPECIAL PLANNING BOARD MEETING**

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A special meeting of the West Greenwich Planning Board was held on October 4, 2006. Present were: Chairman Mark Boyer, Brad Ward, Tim Regan, and Alternate Bill Bryan. David Berry, William Lepak, and Alternate Tom O'Loughlin were absent. Town Planner Jennifer Paquet was present.

Chairman Boyer called the meeting to order at 6:02 p.m.

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**Public Informational Meeting, cont.:**

GTECH Campus Master Plan- Major Land Development Project  
-- at Hopkins Hill Road and Technology Way; Corporate Zoning District

Erik Dyson from GTECH was present, along with Tara Vargish, PE and Eric Offenber, PE both from Northeast Engineers.

Miss Paquet gave an overview of what has occurred since the last meeting, and noted that revised plans have been submitted. Mrs. Vargish explained the change to the Hopkins Hill Road entrance width. Miss Paquet further explained the changes to the draft motion, based on discussions between GTECH and the future developer, which has been reviewed by the Town. She noted that colored track-changes documents have been provided to show the Board a paper-trail of the changes.

**Motion to grant Master Plan approval** for the proposed plan entitled, "GTECH Campus Master Plan, West Greenwich, Rhode Island" for Assessor's Plat 3, Lots 1-1, 1-7, & 10, dated July 2006, revised September 26, 2006, stamped September 29, 2006, prepared by Northeast Engineers and Consultants, Inc., prepared for GTECH Corporation (the applicant), sheets 1 through 9 (the "Master Plan"), based upon the following findings of fact and conditions of approval:

**Findings of Fact:**

1. The development shown on the Master Plan is considered a Land Development Project, to be developed comprehensively in phases, and to be designed to function and be managed as self-contained site. The development shown on the Master Plan is consistent with the requirements of the West Greenwich Comprehensive Plan, including the future land use map, as amended May 10, 2006, specifically with regard to Land Use Element Section II B. 1. h. "Corporate Zoning District," the purpose of which is to promote Planned Development for compatible corporate and industrial uses.
2. The Master Plan conforms to the standards and provisions of the West Greenwich Zoning Ordinance relative to the Corporate Zoning District.
3. The Master Plan and the development shown on the Master Plan do not require relief from the West Greenwich Zoning Ordinance or the West Greenwich Land Development and Subdivision Regulations.
4. There will be no significant negative environmental impacts from the development shown on the Master Plan.
5. The development shown on the Master Plan will not result in the creation of lots or parcels of land with such physical constraints to development that building on these lots according to pertinent regulations and building standards would be impracticable.

## **WEST GREENWICH**

**October 4, 2006**

### **SPECIAL PLANNING BOARD MEETING**

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6. The development shown on the Master Plan provides for adequate and permanent physical access to public streets, namely Hopkins Hill Road and Technology Way.
7. The development shown on the Master Plan will have privately owned and maintained internal streets, which will promote and enhance the concept of the planned district.
8. Access to the development shown on the Master Plan will derive from limited points along public roads.
9. The development shown on the Master Plan provides for safe circulation of vehicular traffic, for adequate surface water runoff, and for suitable building sites, subject to conditions which may be imposed at the time of Preliminary Plan approval for each lot in the development.
10. The design and location of streets, building sites, utilities, drainage improvements, and other improvements of the development shown on the Master Plan, subject to conditions which may be imposed at the time of Preliminary Plan approval for each lot in the development, shall minimize flooding and soil erosion.
11. The development shown on the Master Plan provides for high-density, mixed-use development containing a majority of office and/or light manufacturing uses, with limited ancillary uses, and other amenities such as open space with walking paths.
12. The development shown on the Master Plan will meet the requirement that ten percent (10%) of the parking area be landscaped.
13. The development shown on the Master Plan does not exceed the maximum percent impervious surface per lot, nor for the overall development, as demonstrated by the Program Table on sheet 6 of 9.
14. The development shown on the Master Plan does not exceed the twelve percent (12%) maximum gross square footage of proposed retail uses as a percentage of all uses within the Corporate Zoning District, as demonstrated by the Program Table on sheet 6 of 9.
15. The development shown on the Master Plan provides that all lots meet the two (2) acre minimum land area and the 100 feet of frontage as required in a Corporate Zoning District.
16. The Assistant Deputy State Fire Marshall for Lake Mishnock Fire Department has provided comments in a memo dated September 22, 2006, also from the Town Planner, noting that hydrant locations and proposed roadway width are sufficient, and that turning radiuses and access around buildings will be reviewed at the time of Preliminary Plan approval of each lot in the development.
17. There is a reasonable expectation that the development shown on the Master Plan may have a significant negative impact to Hopkins Hill Road and the surrounding roadway network, therefore, a condition of approval will require a traffic study and analysis prior to the first Preliminary Plan approval for any lot in the development in order to address this concern.

#### **Conditions of Approval:**

1. That Master Plan approval is granted for the basic parameters of the development shown on the Master Plan. Approval includes access to the development, from both Hopkins Hill Road and Technology Way, and an internal private roadway network; the location and proximity of industrial and commercial uses; subdivision of the lots; and the general use of each lot as indicated by the building designations on sheet 4 of 9. Master Plan approval does not

## WEST GREENWICH

October 4, 2006

### SPECIAL PLANNING BOARD MEETING

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constitute approval of the specific building sites, building footprints, engineering or architectural details. These items shall be addressed during the Preliminary Plan approval of each lot in the development. It is understood that specific uses (i.e. office, light manufacturing, hotel or retail sales), building sites (including size and scale of buildings) and other project aspects (such as lighting, parking and signage) may change, in conformity with the West Greenwich Zoning Ordinance. Phasing of construction is not required, but development of each lot in the development shall comply with the infrastructure requirements found on Sheet 4 of 9 of the Master Plan.

2. That at the time of Preliminary Plan application for each lot in the development, the following submissions are required in addition to the submissions required in the Preliminary Plan checklist:
  - a. Comprehensive signage and architectural design plans which shall be subject to the approval of the Town's Zoning Official and the Planning Board. Said plans shall conform to the standards and provisions of the West Greenwich Zoning Ordinance relative to the Corporate Zoning District. Signage plans shall include all wall mounted signs, all free standing and all directional signs. Architectural designs shall be presented in the context of the overall development.
  - b. Landscaping plans (prepared by a Registered Landscape Architect) and lighting plans which shall be subject to Planning Board approval.
  - c. Evidence on the Preliminary Plan that the applicable ADA requirements are satisfied.
  - d. If shared parking is proposed, evidence on the Preliminary Plan that parking needs can be met, and that the shared parking is reasonable (i.e. timing of operations, distance to walk from parking lot to building, etc.).
  - e. Evidence that emergency vehicle access will be maintained throughout construction. Such means of access shall be approved by the Fire Department and may include the construction of temporary cul-de-sacs.
3. That the applicable developer shall secure written acceptance of the plan for the provision of utilities to each lot in the development by the respective responsible agencies before submitting a Preliminary Plan for each lot. Preliminary Plan approval for each lot in the development is contingent upon evidence of an adequate water supply, sewerage disposal, drainage infrastructure, and traffic infrastructure.
4. That the drainage for each lot in the development shall be designed such that the design storm creates zero net increase in volume of water leaving the development, in addition to zero net increase in peak flow rate from the development, in order to minimize flooding.
5. That roadways and drainage infrastructure within the development shall be privately owned and maintained, that the Town of West Greenwich shall be granted an easement with respect to such roadways for public safety access, and that a restriction in favor of the Town of West Greenwich which provides that the owners of any lot in the development will not, for ninety nine (99) years, request town ownership of any such infrastructure be executed and recorded.
6. That an association of owners be created for the responsibility of ownership, maintenance, and taxation of the shared elements (i.e. easements, rights of way, drainage) of the development, that the association documents be submitted as part of the Master Plan approval record, and that as part of the Preliminary Plan application for each lot in the development, the applicable developer shall demonstrate that proper management of the development will be in place, and legal documents for such method of management shall, to

## **WEST GREENWICH**

**October 4, 2006**

### **SPECIAL PLANNING BOARD MEETING**

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- the extent not submitted as part of the Master Plan approval record, be submitted as part of Preliminary Plan application for each lot in the development.
7. That a traffic signal, and any other required off-site traffic mitigation improvements, shall be designed, provided, and installed by the developer, as recommended in the Traffic Study dated July 2006 prepared by Northeast Engineers & Consultants, Inc., upon approval from the State of Rhode Island Department of Transportation, or as otherwise required by the Town of West Greenwich.
  8. That a comprehensive pre-application for a Physical Alteration Permit (a "PAP") be filed with Rhode Island Department of Transportation (RIDOT) for the entire development as shown on the Master Plan prior to any Preliminary Plan approval for any lot in the development. In addition, prior to satisfying this requirement the developer shall be allowed to submit for Preliminary Plan review, up to no more than two of the proposed parcels, and these submissions may only be for portions of the development that will utilize Technology Way as their main access. Preliminary Plan approval for these two lots shall be conditioned upon the results of the PAP review. The PAP submission to RIDOT shall include clearly identified conceptual trigger levels for the traffic light and other mitigation strategies, which may be required as part of the overall development of the parcels. This submission shall include supporting data for, and satisfactorily address concerns as brought forth by the Town's consulting engineer to date. It shall also include a discussion and understanding of what other things are going on in the area. Prior to submission of the application for PAP to RIDOT, the developer shall submit the application to the Town of West Greenwich for administrative review.
  9. That the Master Plan traffic study with recommendations, and the PAP application shall be updated by the applicable developer and presented to the Planning Board at the time of Preliminary Plan application for each lot in the development. There shall be a final traffic impact assessment by the association of owners, which shall be presented to the Planning Board and the RIDOT, one year after final build-out of the development, and which shall include, but not be limited to, Hopkins Hill Road, Technology Way, Mishnock Road, the new entrances on Hopkins Hill Road, and from the I-95 ramps for Exit 6-A to the Coventry Town Line, or as otherwise required by RIDOT. Any necessary traffic improvements required on account of the development shall be made by the association of owners, and all costs for the Town of West Greenwich to hire a consultant to review such analysis shall be born by the association of owners.
  10. That Assessor's Plat 3, Lot 10, (depicted as Lot 10 on the Master Plan) (proposed for dedication to the Town of West Greenwich) will have access to the internal roadways upon construction of the roadways.
  11. That maintenance of full access to the proposed main boulevard through the development from Hopkins Hill Road to Technology Way be provided in perpetuity starting at the time of full build out of the development and that any change in the main boulevard plan or the access points to the main boulevard, as shown on the Master Plan, or any other limitations on access to the main boulevard, shall require an amendment to the Master Plan.

Ward-Regan. (4-0).

Motion to adjourn. Ward-Boyer. (4-0). The meeting ended at 6:15 p.m.

**WEST GREENWICH**  
**October 16, 2006**  
**PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on October 16, 2006. Present were: Chairman Mark Boyer, Brad Ward, William Lepak, Tim Regan, David Berry, and Alternant Bill Bryan (7:20 p.m.). Alternate Tom O'Loughlin was absent. Town Planner Jennifer Paquet and Town Solicitor Michael Ursillo were present. Consulting Engineer, Brian Thalmann, PE from Thalmann Engineering was present.

Chairman Boyer called the meeting to order at 7:01 p.m.

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**CONSENT AGENDA**

**A. Advisory Opinions**

Setback Variance Application, cont.: AP 41, Lot 74  
-corner of Nipmuck Trail and Niantic Trail;  
Applicant: Dennis Fortin, Jr.; Owner: Timothy Audet

Frontage Variance Application (for Minor Subdivision): AP 45, Lot 1-3  
-- on Hazard Road; 1 new lot;  
Owner: Forrest and Carmen Duston

**B. Request for Extension of Planning Board Approval**

**ANDREWS AP 24, Lots 8-1 & 8-2– Extension of Approval**  
AMENDMENT TO 1995 PLAN APPROVAL: “Proposed Division of Land on Raccoon Hill Road,” Recorded map Z-34 (and revised Z-36).  
--On Raccoon Hill Road. Planning Board granted amendment to plan on December 19, 2005, to release restriction of no further subdivision in order to allow a Residential Compound.

Motion to approve the consent agenda. Ward-Regan. (4-0) (Mr. Boyer abstained)

**OLD BUSINESS**

**Pinewood Estates/ Major Subdivision: Revised Pre-application** AP 48, Lot 8-1  
--off Breakheart Hill Road; 8 lots proposed with road creation; road length of 1,280 feet.  
Owner: Breakheart Properties, LLC

Mr. Michael McCormick, PLS from Alpha Associates, was present. Mr. Brian Thalmann, PE, consulting engineer for the Town was present for this application.

Mr. McCormick explained the existing conditions of the parcel, and noted the changes made since the last pre-application. The Board expressed concern about proposed lot 3, and the extent of the wetlands. It was noted that the wetlands were flagged about 5 years ago, but have not been verified by RIDEM yet, so the location of the edge may change. Mr. Lepak asked about the excess land at the site entrance. Mr. McCormick noted that it is proposed as part of the right-of-way. Mr. Lepak suggested that it be made part of lot 1, or go to the abutters. It was noted that

**WEST GREENWICH**  
**October 16, 2006**  
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the key issues for this subdivision are the drainage, getting the road length down so that no waiver is requested, and lot 3.

Mr. Thalmann noted that he has concerns with the skew of the intersection and noted that it should be more at a right angle to avoid site distance issues. He noted that he is concerned with a detention pond out at Breakheart Hill Road due to where the outfall would be, and if it will be a retention pond, then there is a concern of suitable area and the impact on the abutting lots and adjacent septic systems. He noted that he is also concerned with the location of the drainage pond on lot 5 and how the Town would access it. He noted that there may be other areas where drainage can be mitigated on the site. There was discussion on the road length. Mr. McCormick noted that the first 450 feet of the site is wasted just to get into the parcel. Miss Paquet reminded the Board that the two lots that front on Breakheart Hill Road were cut out of this parcel, and at the time there was discussion on whether they should front on the future road, and noted that there is no hardship.

Chairman Boyer asked to have the centerline staked out and that the Board do a site walk before the Master Plan. Mr. McCormick noted that he might want to revisit the pre-application stage.

**NEW BUSINESS**

Frontage Variance Application (for Minor Subdivision): AP 6, Lot 13-1  
-- on Mishnock Road; 3 new lots; Owner: Thayden and Linda Waltonen

Chairman Boyer recused himself from this item. Mr. Berry took the chair. Attorney John A. Pagliarini, Jr. approached the Board. He noted that they have submitted an application to the Zoning Board for a variance for this subdivision. He noted that they have a "business master plan" where they are trying to cure everything that ails this property. He noted that this proposal is to create a parcel for a single-family residence, and then to come back before the Board on the engineering for the proposed cul-de-sac. He noted that they will then come back with a minor subdivision to create a second buildable lot and then they plan to go to the Town Council for a re-zone to Highway Business. Mr. Pagliarini discussed the progress made to date on relocating the access and abandoning the 19-foot right-of-way. He noted that there is already an engineer working on the road and drainage design, and that the new entrance has been open for truck use since Friday. There was discussion on the closing of the right-of-way and a buffer. Mr. Bryan arrived at 7:20 p.m. Miss Paquet explained about showing the road on the record plan. There was discussion on a method of ensuring the road is built by holding up the Certificate of Occupancy on the house until the road is built.

Mr. Philip Casacolenda, in the audience, noted that his wife owns 405 Mishnock Road, and explained to the Board that this 19-foot right-of-way was supposed to close after the 4<sup>th</sup> building was built, and passed out Town Council approval from 15 years ago and associated documents from Mr. Waltonen's previous approvals which required this. There was discussion on the status of this easement.

## **WEST GREENWICH**

**October 16, 2006**

### **PLANNING BOARD MEETING**

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**Motion** to send a favorable opinion to the Zoning Board for the requested temporary frontage variance for the application made by Thayden and Linda Waltonen for AP 6, Lot 13-1, with the following conditions of approval, and based on the following findings of fact:

Conditions of Approval:

1. that the possible relocation of the bus stop, and the safety of the children be considered at the new road.
2. That the applicant post a cash surety in the amount of \$100,000.00 for the cost of the road.
3. That no Certificate of Occupancy shall be issued on proposed lot A until the Preliminary Plan for the road design is approved by the Planning Board.
4. That the new road be fully constructed by June 1, 2007.
5. That this recommendation does not constitute a review or an approval of the proposed subdivision by the Planning Board. The applicant will need to submit a proper Preliminary Plan application to the Planning Board, which shall show the proposed public road.
6. That the applicant immediately ceases to use the existing easement for truck traffic access for his business, in accordance Town Council approval dated June 18, 1991.
7. That the applicant cease any and all vehicle traffic on the 19 foot easement upon completion of the new road, no later than June 1, 2007.

Findings of Fact:

1. That the proposed lot will meet all dimensional requirements for a subdivision, and that this variance request is temporary until the road is created.

Ward-Regan.

### **Residential Compound/ Minor Subdivision: Preliminary Plan AP 18, Lot 32-2**

#### **PUBLIC HEARING**

--off Fish Hill Road; 5 lot phased subdivision;

Owner: Clyde and Paula Fish

Mr. Kevin Harrop from Caputo and Wick, and Dr. Fish approached the Board. Attorney John Pagliarini approached the Board and introduced the proposed subdivision and the existing site conditions. He noted that the site could support 20 to 30 lots under 2-acre zoning, but that this parcel has been in the family for generations and that it is the family's intent to keep it in the family for generations to come. He noted that under the Residential Compound ordinance, they are allowed to phase the compound and that this is a proposal for a 5-lot Residential Compound, and this first phase is for one lot only, Lot A. He noted that they are not seeking any waivers. He noted that the future lots B, C, D, and E will need to come back before the Board to prove they are buildable, and that this will be noted on the recorded plan. Mr. Pagliarini introduced Mr. Harrop and noted that many of the issues have been worked out at the TRC meetings. Mr. Harrop went over the list of TRC items and noted what has been completed. He noted that the drainage calculations revealed that the culvert is undersized for the 50-year storm, and that they are looking at solutions to make sure the neighbors are not impacted.

**WEST GREENWICH**  
**October 16, 2006**  
**PLANNING BOARD MEETING**

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It was noted that the test pits for the remaining land have been done. Mr. Harrop noted that the septic for the proposed lot A is already approved. He also noted that the plans have been revised as of today, October 16, 2006, to show the wells and septic on nearby sites.

Chairman Boyer asked if the Fish Family understands that this approval puts limitations on the property, where 18 lots are taken away, and they settle for 5 lots for total buildout. Dr. Fish stated that he absolutely understands and that he knows he could develop it for a lot of money, but that that is not his intent. He stated that his intent is to give his children and grandchildren the same environment that he grew up in, on a road where all his relatives are and a large piece of land. He noted that he first thought about developing it, but that he didn't think that was best for the Town of West Greenwich or the abutters, and noted that he is an abutter. There was discussion on the restrictions to be noted on the record plan and the requirements for the Final plan.

**Motion** to open the public hearing. Ward-Regan. (5-0) Chairman Boyer opened the meeting to the audience for comment.

Edmund Remiesiewicz, 984 Fish Hill Road, asked about the Homeowner's Association Documents, and if they would be available to the public prior to Final approval. Chairman Boyer noted that they would only be for the homeowners who live in the Residential Compound. Solicitor Ursillo noted that they have to be submitted for the Final approval.

**Motion** to close the Public Hearing. Ward-Regan. (5-0)

**Motion** to approve the proposed Residential Compound Minor subdivision plan for AP 18, Lot 32-2, dated September 20, 2006, revised October 16, 2006, prepared by Caputo and Wick Ltd., for Clyde S. and Paula C. Fish, with the following conditions:

1. That this approval pertains to Proposed Lot A only, and that the lots for Future development need to be reviewed by the Technical Review Committee and the Planning Board.
2. that a note be added to each "Future Lot" indicating that the lot is not buildable until it is approved by the Planning Board as part of a Residential Compound.
3. That the title block state that this subdivision is Phase 1 of a Residential Compound Subdivision.
4. That a fire suppression cistern be provided on corner of Future Lot B, upon future subdivision, as determined by the applicable Fire Chief.
5. That a note is added to the plans regarding amount of suitable land for the lot proposed for development.
6. That the preliminary approval shall expire 90 days from date of approval, unless the final plan is submitted within that time; and that extensions of approval may be granted by the Administrative Officer if no applicable amendments have been made to the Regulations within one year of Board approval. Any request for extension of approval for longer than one year shall be heard by the Board.
7. That the Planner review the Final Plan administratively

**WEST GREENWICH**

**October 16, 2006**

**PLANNING BOARD MEETING**

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8. That the final plans include all the pertinent preliminary plan checklist items as notes (such as historic cemeteries, Natural Heritage Areas, etc.)
9. That proper erosion controls be used during house construction.
10. That a driveway curb cut bond be posted and that any drainage improvements needed due to the driveway and/or gravel road be made, at the discretion of the Highway Department.
11. That drainage calculations be reviewed by staff, and appropriate mitigation be implemented, if needed.
12. that the access easement over lot 32-2 be granted to Lot A.
13. comply with additional requirements for Final Plan noted in the Residential Compound Ordinance

Based on the Findings of Fact 1 through 7 in the draft memo. Ward-Berry. Mr. Lepak asked about the easement for the access. Miss Paquet explained that once the Lot A is subdivided, it no longer has access, because the road is part of another lot, over which the owner of Lot A will need an easement to access the site, even though they are related. Motion is on the table. All in favor (5-0).

**PLANNING DISCUSSION/ OTHER BUSINESS:**

--requires vote to add to agenda for discussion only

Miss Paquet noted that she received correspondence from the developer for Knight Estates to change the slope on the road. Motion to add Harow LLC's letter to the agenda. Berry-Ward. (5-0). There was discussion. It was noted that the engineer will need to take a look at the site, and document his opinion for the TRC.

Miss Paquet noted for the Board the upcoming projects.

Motion to adjourn. Ward-Regan. (5-0). The meeting ended at 8:20 p.m.

**WEST GREENWICH**  
**November 20, 2006**  
**PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on November 20, 2006. Present were: Chairman Mark Boyer, Brad Ward, William Lepak, David Berry, and Alternate Bill Bryan (7:07 p.m.). Tim Regan and alternate Tom O'Loughlin were absent. Town Planner Jennifer Paquet and Town Solicitor Michael Ursillo were present. Consulting Engineer, Shawn Martin, PE from Fuss & O'Neill, was also present.

Chairman Boyer called the meeting to order at 7:00 p.m.

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Motion to break up the consent agenda into the 3 subsections. Berry-Ward (4-0)

**CONSENT AGENDA**

**A. Acceptance of Minutes**

September 18, 2006 Regular Meeting  
September 27, 2006 Special Meeting  
September 27, 2006 Special Joint Meeting  
October 4, 2006 Special Meeting  
October 16, 2006 regular meeting

Mr. Lepak noted changes for the minutes: September 27 Special Joint meeting to note that he was still present at the back of the room.

Chairman Boyer noted changes: September 27 Special meeting that Mrs. Persson reneged on the agreement and chose not to have the developer extend her driveway.

Motion to approve the consent agenda section A., as amended. Ward-Berry. (3-0) Mr. Lepak abstained (due to absence at October 4, 2006 meeting).

Mr. Bryan arrived at 7: 07 p.m.

**B. Minor Subdivisions**

Preliminary Plan: AP 45, Lot 1-3  
-- on Hazard Road; 1 new lot;  
Owner: Forrest and Carmen Duston

Preliminary Plan: AP 6, Portion of Lot 13-1  
-- on Mishnock Road; 1 new lot; Owner: Thayden and Linda Waltonen

Chairman Boyer noted that if these items remain on the consent agenda, that he will abstain from the decision, but if they are removed, that he will recuse himself. Miss Paquet asked Mr. Pagliarini, Esq. if his client, the Dustons, wanted to ask anything of the Board. Mr. Pagliarini stated no. There was discussion amongst the Board regarding the adherence of the Zoning and Planning conditions for the Waltonen application.

Motion to approve section B. on the consent agenda. Ward-Bryan. (4-0), with Mr. Boyer abstaining.

**WEST GREENWICH**  
**November 20, 2006**  
**PLANNING BOARD MEETING**

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**C. Bond Requests**

Bond release: North Country Farms Major Subdivision  
Off West Log Bridge Road

Miss Paquet noted that the items had been completed, and the Highway Superintendent has noted that the subdivision is acceptable and ready for Town acceptance. Mr. Smiley was present in the audience and had no comments.

Motion to approve section C. on the consent agenda. Ward-Berry. (5-0).

*End of consent agenda items.*

**Pine Estate/ Minor Subdivision: Preliminary Plan AP 53, Lot 6-1**

**Public Hearing**

--off Hopkins Hill Road; 5 lot subdivision with road creation;  
Owner: William Pine

Motion to open the public hearing. Ward-Berry. (5-0). Mr. Michael McCormick, PLS from Alpha Associates, was present. Mr. Shawn Martin, PE from Fuss & O'Neill, inc., was present as consulting engineer for the Town. Mr. McCormick described the site conditions and the investigations on the water table. He noted that Todd Ravenell, the site engineer, could not be present this evening, and pointed out the proposed subdivision improvements. It was noted that the Board will have a site visit. Mr. McCormick noted the drainage locations, and that the front will be an infiltration basin. There was discussion on the previous subdivisions of Mr. Pine's property. It was noted that this is not the same parcel. There was discussion on the nearby Nature Conservancy parcels. Mr. Ward questioned the lot with the cemetery and the easement, and thought it is a tight fit to get a house and septic system on the lot, and questioned the adequacy of a 10-foot wide access easement. Mr. McCormick noted that the septic systems will be high for a water table buffer, and the houses are shown larger than will probably be built. He noted that the edge of the septic system and associated grading for the septic is in excess of 25 feet from the cemetery. Mr. Martin noted that he is still reviewing the revised plan and has comments on drainage and access to drainage. Mr. McCormick noted that an open issue is the configuration of the cul-de-sac. Chairman Boyer opened the meeting to the audience.

Dan Novak, abutter, discussed buffering and a survey, and a question on a sliver of land. Mr. McCormick explained the research on the deeds, and how the deed was vague, so he "satisfied the deed," to make Mr. Novak's land at least 2 acres. Mr. Novak asked about the building permit cap. Mr. Novak then raised Conservation Commission comments about the features of the site, and noted the Conservation Inventory document. He explained his analysis of the site from the inventory. Then Mr. Novak urged the Town to consider implementing Conservation Development Zoning.

Gail Murray, abutter, asked to see the Fisherville Brook and the relation to this property. Mr. McCormick showed Ms. Murray the map.

**WEST GREENWICH**  
**November 20, 2006**  
**PLANNING BOARD MEETING**

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A site visit was set for Saturday, December 2, 2006 for 8:45 a.m., after the gravel bank visit.

Motion to continue the public hearing to December 18, 2006 meeting. Ward-Berry (5-0).

**Raven Gravel License Renewal:** AP 14, Lots 5, 7, 8, and 9  
- schedule Site visit for advisory opinion to Town Council

Mr. Mike McCormick, PLS from Alpha Associates, was present.  
A site visit was set for Saturday, December 2, 2006 for 8:00 a.m.

There was discussion on water tables. Mr. McCormick noted that this past year was very dry so the readings will be low. Chairman Boyer noted that the Board is looking for water table levels to be reported, and to note what the conditions were to cause the low levels.

**Residential Condominiums/ Major Land Development Project: Pre-application/  
conceptual review AP 1 Lot 10-1 and 10-3**

Proposed extension of Exit 7 Special Management District

Owner proposing one single-family model home at this time.

--Corner of Division Street and New London Turnpike; Owner: Universal Properties

Mr. Nick Cambio was present. Attorney John Pagliarini, Jr. approached the Board and explained that they have requested a zone change and noted that the Town Council has set a public hearing date for their January meeting. Mr. Pagliarini noted that they have withdrawn the amendment to the Master Plan for the Exit 7 SMD, and that the next phase will be commercial for that project. He noted that if this proposed parcel is rezoned to the Exit 7 SMD, then the residential component that was going to go in Centre of New England can be transferred onto this parcel. He stated that commercial development is more appropriate on Centre of New England Boulevard rather than on the new parcel. He pointed out the proposal showing Parcel A and Parcel B. He explained that they propose Parcel B to be dedicated for the low to moderate income households that they agreed to under the Exit 7 SMD ordinance. He noted that this is proposed as a mid-rise building, and noted that the Town has been considering partnering with a third party community housing corporation. He noted that the SMD language will need to be tweaked, and that they would come in with a new amended Master Plan showing this parcel as well. He noted that Mr. Cambio is looking to put in a model unit at his own peril. Mr. Pagliarini noted that the market has changed considerable, and Mr. Cambio wants to see if there is a market.

(Mr. Martin left the meeting at 8:00 p.m.) Mr. Cambio handed out an info packet for the commercial component of Centre of New England, and briefly introduced the conceptual layout of the shoppes and the design of the hotel Marriott. Mr. Cambio then introduced the Cedar Ridge concept for the residential condominiums proposed on Lots 10-1 and 10-3. He noted that they have 147- five thousand square foot limited common element areas, and a club house, which would only be for the residents there. He noted that it would be age-restricted to those 55 years old and older. He noted that it would be similar to the Highlands in Coventry, but a bit more stately, with brick and details. He showed floor plans to the Board. He noted that in

## **WEST GREENWICH**

**November 20, 2006**

### **PLANNING BOARD MEETING**

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Coventry, they sold 4 units that have children, and 96 without children. He noted that it should be little to no impact. He then went over the site features, and explained his process of designing the entrance road. He noted that he wants to build the road, landscape it, build the entrance walls, and pick one of the 4 models, then go about marketing it. He noted that he would take reservations and wouldn't start building until a certain 24% target is made. The Board asked questions about the Association Documents. Mr. Cambio explained that it is complicated, and noted it would the same way he did it in Coventry. He explained that the unit owners will own the Unit and the Limited Common Element and that he will retain the common areas.

There was discussion on the affordable unit requirement. Miss Paquet noted that Parcel B would count. Mr. Pagliarini noted that the 147 units would not count. Miss Paquet noted that this area of Town is actually designated in the Affordable Housing Plan for Senior Village Zoning, and that, even without this development, it was also supposed to provide the Town with a certain amount of affordable units, which would need to be factored in. Miss Paquet asked Mr. Cambio is this proposal involved pulling the sewer line down. He stated that it does, and noted that they have already pulled it down to the bridge. Mr. Cambio noted that he wants to be involved in the affordable housing, and wants it to be well designed with high quality.

There was discussion on doing a site visit to the Highlands at Hopkins Hill in Coventry. It was decided that it could be done on an individual basis.

Mr. Cambio asked the Board for an ok to build one house on the land. The Board was not in a position to grant such a request, and that it is up to the Building Department. Mr. Ward noted that there is no official endorsement of the Board at this time. Mr. Lepak asked about the density. Mr. Pagliarini noted that this is a multi-family development where there are free-standing, four-walled condominiums, and noted that they are not single-family dwellings with lot lines. He noted that no lot lines will show on the Tax Assessor's Plat Maps. He noted that it is one big parcel, with 147 condominiums.

### **PLANNING DISCUSSION/ OTHER BUSINESS:**

--requires vote to add to agenda for discussion only

There was discussion on the status of Victory Woods. Miss Paquet noted that it is scheduled for mediation on December 14<sup>th</sup>, to occur before the Supreme Court.

Miss Paquet noted upcoming workshops on land use and transfer of development rights.

Chairman Boyer wanted it noted for the record that the waiver for the slope on Knight Estates and the slopes on Orion View Drive were a horrible design and are good cause for the Board to never grant a waiver on slope or road again. He noted that the Board should have stuck to their guns on requiring an S-curve instead of a straight shot down the slope. He noted that the Board erred in their decision, and the roads are an embarrassment. He noted that the Board should make sure to never let this take place again.

Motion to adjourn. Ward-Bryan. (5-0). The meeting ended at 8:40 p.m.

**WEST GREENWICH**  
**December 18, 2006**  
**PLANNING BOARD MEETING**

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A regular meeting of the West Greenwich Planning Board was held on December 18, 2006. Present were: Chairman Mark Boyer, Brad Ward, William Lepak, David Berry (7:05 p.m.), and alternate Tom O'Loughlin. Tim Regan and Alternate Bill Bryan were absent. Town Planner Jennifer Paquet was present. Consulting Engineer, Shawn Martin, PE from Fuss & O'Neill, was also present. There was no legal counsel present for the Town.

Chairman Boyer called the meeting to order at 7:00 p.m.

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**Acceptance of Minutes**

November 20, 2006 Regular Meeting

Chairman Boyer had changes for the minutes. Motion to approve as amended. Ward-O'Loughlin (4-0)

Mr. Berry arrived at 7:05 p.m.

**Pine Estate/ Minor Subdivision, cont.: Preliminary Plan AP 53, Lot 6-1**  
**Public Hearing, cont.**

--off Hopkins Hill Road; 5 lot subdivision with road creation;

Owner: William Pine

Mr. Mike McCormick, PLS from Alpha Associates and Todd Ravenell, PE from Gordon Archibald, Inc. were present. Mr. Shawn Martin, PE, was present for the Town.

Mr. McCormick explained the existing conditions of the parcel. He noted that they are designing for all 4-bedroom homes at this point. He noted that the issues from last month have been addressed for the cul-de-sac, the access to the cemetery, and the guardrail question. He noted that the field visit showed the vegetation that would remain and the elevation difference, and that a guardrail doesn't seem to be needed.

Mr. Martin noted for some maintenance clearing to be done to improve the site distance on the south side of the road to the west. It was noted that the applicant will establish a limit of clearing, and that a sign may be needed, and that these site distance matters can be decided in the field once the road is constructed.

Chairman Boyer opened the meeting to the audience. No one wished to speak.

Mr. Lepak asked about any future plans for the site and connection to other streets. It was noted that there is no access to Henry Brown Road.

The Board directed Miss Paquet to draft a motion for next month's meeting. It was noted to add stipulations regarding site distance, signage, and the cul-de-sac design.

Paul Kaltschnee, in the audience, questioned if Mr. Novak requested a buffer at the last meeting. There was discussion. Miss Paquet noted Mr. Novak's comments from the last meeting did not include a buffer.

Motion to continue to next month, the January 22, 2007 meeting. Ward-Berry (5-0).

**WEST GREENWICH**  
**December 18, 2006**  
**PLANNING BOARD MEETING**

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**Raven Gravel License Renewal:** AP 14, Lots 5, 7, 8, and 9  
- report on Site Visit and advisory opinion to Town Council

Mr. Mike McCormick, PLS from Alpha Associates was present. It was noted that an issue has arisen on this site. Motion to table to the January 22, 2007 meeting. Ward-Berry (5-0).

**Advisory Opinion to Town Council on application for Zone Change regarding Residential Condominiums/ Major Land Development Project:** AP 1 Lot 10-1 and 10-3  
--Current Zoning is Highway Business; Proposed Zoning is to extend the Exit 7 Special Management District to encompass these parcels. On corner of Division Street and New London Turnpike; Owner: Universal Properties

Mr. John Pagliarini, Jr., Esq., was present. Mr. Pagliarini noted that there also needs to be an advisory opinion on an amendment to the Comprehensive Plan.

Motion to set a Public Hearing date for January 22, 2007. Ward-Berry (5-0).

There were many people in the audience regarding this item. Chairman Boyer took comments from the audience. Miss Paquet noted how the process for the review and notification would take place.

**NEW BUSINESS**

**Traffic Update: Centre of New England Boulevard**

-- Presentation by Paul Bannon, PE on status and recommendations for traffic at Centre of New England development.

Mr. Pagliarini asked to have this item continued to next month.

**Growth Management: Recommendation to Town Council on Applicability of Ordinance**

-- current cap set at 35 permits per year

Miss Paquet handed out a memo with a draft motion to keep the ordinance active. There was discussion. Mr. Lepak questioned the multiplier of 0.6 school-age children per household. Miss Paquet noted that she would prepare a memo showing the math from Town data.

Motion to forward the recommendation to the Town Council. Ward-Berry. (5-0).

**2007 Planning Board Schedule**

--see meeting dates for upcoming year; current schedule is third Monday of each month.

Motion to approve the 2007 schedule. Ward-Berry (5-0).

**WEST GREENWICH**  
**December 18, 2006**  
**PLANNING BOARD MEETING**

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**PLANNING DISCUSSION/ OTHER BUSINESS:**

--requires vote to add to agenda for discussion only

There was discussion on the Exit 5 Cloverleaf project. The Board noted that they have a budget of \$10,000.00 and that they still want to pursue some guidelines, despite that a consultant is currently working on the Village Center Zoning for the Affordable Housing Plan. The RFP for the Exit 5 area would be to explore options for the area.

Miss Paquet handed out a letter of the dates for the Affordable Housing Task Force meetings with the consultant.

Motion to adjourn. Ward-O'Loughlin. (5-0). The meeting ended at 8:00 p.m.