

**TOWN OF WEST GREENWICH
ZONING BOARD OF REVIEW
280 VICTORY HIGHWAY
WEST GREENWICH, RI 02817
FEBRUARY 17, 2015
7:30 P.M.**

A regular meeting of the West Greenwich Zoning Board of Review was held on February 17, 2015. Present were Chairman Ken Jones, Dr. Clyde Fish, Edward Stone, Gregory Breene and Gilbert Rathbun. Also present were alternates Raymond Stewart and Charlotte Jolls. Town Solicitor Michael Ursillo was also present.

CALL TO ORDER – 7:30 P.M.

Chairman Jones called the meeting to order at 7:30 p.m.

Chairman Jones read the application:

Petition of Diffley Land Holdings, LLC: 33 Arnold Farm Rd. Plat 49, Lot 4-07 in a Highway Business Zone. Applying for a Special Use Permit under Article I, Section 7(C) (2) (3 a-f) and Article II, Section 5 (D) to relocate an existing Sanitary Sewage Service company, construction of building, storage of trucks and equipment.

Attorney John Pagliarini, who represented the applicant, indicated this was for a Special Use Permit for Diffley and Daughters Septic which is currently located in East Greenwich. They have been in business for many years and have many accounts in the town of West Greenwich. The owners live on Hudson Pond Road in West Greenwich. This is a proposal on Arnold Farm Road which is zoned Highway Business. The parcel previously has been flagged for wetlands and Mr. Gifford submitted his plans where the wetlands are. The proposal before you is to build a maximum size 80 x 100 feet building on site. It might be smaller, but the footprint will not be larger than 80 x 100 feet. It also includes a pad in the back for port a potties. The port a potties, in a perfect world, are all out making money on job sites, but they are cleaned on the job site and they come back to the yard clean and fresh smelling. Mr. Diffley has two pump trucks and it's his intention that those trucks on a daily basis come back to the yard empty. If per chance they have something in them, they will be parked in the garage as to minimize any odor. There are no dimensional variances required for this application. It did not go before the Planning Board for Advisory opinion because of the snow storm. We would expect that it would be subject to development plan review and site plan review from the Planning Board. Mr. George Gifford is our landscape architect who has done many projects here in town. He has proposed several trees along Arnold Farm Rd to shade us. The site will be fenced. The access point will be off the cul de sac in the back. It will be serviced by a small ISDS system and a private well. I will answer any questions you may have.

Board Member Breene asked if it was just less than 3 acres. Attorney Pagliarini answered yes.

Board Member Fish asked if the whole property would be fenced. Attorney Pagliarini answered not beyond the wetlands, about 40 % of the lot. It would most likely be a chain link fence.

Chairman Jones asked where this was in reference to the RV Park. Attorney Pagliarini answered if this is approved tonight then I believe the RV Park is defunct.

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Board Member Breene asked if the 50 x 50 area is where the port a potties are going. Attorney Pagliarini answered that was correct.

Board Member Fish asked what the height of the building was. Mr. Diffley answered that its interior was 18 feet in height, not sure what the peak was.

Board Member Breene asked if a garage door would be going on the backside of the building, where it says loading. Mr. Diffley answered yes. Attorney Pagliarini stated that the property in East Greenwich abuts a high end condominium development with no problems.

Board Member Fish asked if there were any stipulations that needed to be followed seeing there are wetlands out there, since there is a chance there will be sewage on site. Attorney Pagliarini said he would write that down to ask the engineer about that.

Board Member Breene asked if the waste water treatment system area is the on site septic system. Attorney Pagliarini answered yes.

Board Member Breene asked if asphalt was going around the building. Mr. Diffley answered yes in front, but not the back.

Chairman Jones asked if anyone else would like to speak.

Mr. Roch stood up and stated that his biggest concern was the smell and the Board addressed that. I did a little poking around in Mr. Diffleys current location and spoke to a couple of neighbors about the smell. They said it was never an issue. I'm pretty comfortable with what I'm hearing right now.

Chairman Jones asked if the operations of the port a potties and the trucks would all happen to the rear of the building. Attorney Pagliarini answered yes. Chairman Jones stated then you wouldn't have a problem if we put that as a restriction. Attorney Pagliarini said it wouldn't be a problem.

Chairman Jones said it is unclear from the application if you own the property or not. Attorney Pagliarini said it's under purchase and sales to Diffley right now. Chairman Jones asked the applicant so you will be purchasing this property and will be responsible for it. Mr. Diffley replied yes.

Chairman Jones asked Attorney Pagliarini if he would be comfortable with the stipulation that Planning Board needed to do site plan review and also subject to Planning Board agreeing that this use meets the comprehensive plan. Attorney Pagliarini says yes he is comfortable with that.

Chairman Jones made Motion to APPROVE the Special Use Permit with conditions that the site meets Planning Board approval for site plan review and also meets the intent of the comprehensive plan. Also must meet criteria of the zoning ordinance A-F for Special Use Permit.

Board Member Breene Seconded.

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Chairman Jones opened up discussion for any other conditions.

Board Member Fish stated what about the condition that truck parking, loading and equipment activity has to be done in rear of the building. Chairman Jones stated he would agree if my second would agree. Board member Breene seconded.

Town Solicitor Ursillo suggested that the project be constructed according to the plan that was submitted.

Chairman Jones stated it would be constructed according to the plan designed by Gifford Design Group dated January 2015, project # 316.797. As amended by Planning Board and site plan review.

Chairman Jones called for a vote to APPROVE with conditions. All in Favor.

Vote: Jones (aye), Fish (aye), Breene (aye), Stone (aye), Rathbun (aye)

December 16, 2014~ APPROVED

Chairman Jones: made Motion to approve minutes from the previous meeting.

Seconded by Board Member Breene

Vote: Ken Jones (aye), Clyde Fish (aye), Gregory Breene (aye), Ted Stone (aye), Gilbert Rathbun (aye)

Chairman Jones: made Motion to adjourn.

Board Member Fish Seconded

Vote: Ken Jones (aye), Clyde Fish (aye), Gregory Breene (aye), Ted Stone (aye), Gilbert Rathbun (aye)

Meeting Adjourned: 7:45 P.M.

Barbara Sweet, Clerk

West Greenwich Zoning Board of Review

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