

CITY OF EAST PROVIDENCE

PLANNING BOARD

Minutes of June 13, 2011

Present were: Anthony Almeida, Burton Batty, Robert Cole, Octavio Cunha, Matthew Robinson, Michael Robinson, Jeanne Boyle (staff), James Moran (staff), and Orlando Andreoni, City Solicitor.

1. SEATING OF ALTERNATE MEMBER

Chairman Robinson noted that Ms. Moravec is not present tonight, but that Matt Robinson would be voting in her place.

2. APPROVAL OF PLANNING BOARD MINUTES

A. Minutes of May 9, 2011 (to be submitted)

3. APPROVAL OF PLANNING BOARD CORRESPONDENCE

On a motion by Mr. Batty, seconded by Mr. Cole, the Board unanimously voted to approve the correspondence A. below:

A. Memo to the City Council dated May 9, 2011 Re: Fox Toyota (415 Taunton Avenue, Map 306, Block 9, Parcel 8) – Request for a Street Abandonment, Zoning Map Amendment, and Comprehensive Plan Amendment

4. NEW BUSINESS

A. Performance Guarantee Release – Appl. #2006-24 Minor Subdivision, Applicant Henry Rose, Location: 110 Sweetbriar

Mr. Moran went through the staff memorandum dated June 9, 2011. He states that the applicant, Henry Rose has requested a release of the performance guarantee for the infrastructure improvements at 110 Sweetbriar Avenue. He noted that this subdivision goes back to 2007. The applicant at that time had submitted the performance guarantee of \$5,980 to cover the cost of installation of curbing along the frontage of the development. The Public Works Department had an issue with the design of the gutter line and the alignment at the end of the roadway. That has now been corrected and the curbing has been installed properly within the past several months. Public Works is recommending partial release and that the City retain \$500 of the guarantee for 90 days to assure the stability of the gutter line pavement. The Planning Department concurs with their recommendation and asks that the Board approve this partial release of funds.

Chairman Robinson asks if there are any questions by the Board. There are none.

Motion – Staff Recommendation and Accompanying Materials

On a motion by Mr. Batty, seconded by Mr. Cole the Board unanimously voted to accept the Planning Department’s staff memorandum and attachments into the record.

Motion – Request for Partial Release of Performance Guarantee

On a motion by Mr. Batty, seconded by Cole. the Board voted unanimously to recommend the partial release of funds in the amount of \$5,480 and hold the \$500 of the bond for 90 days to assure the integrity of the gutter line pavement. At the conclusion of 90 days, if the pavement is deemed stable, the City will release the remaining \$500 to the applicant. This \$500 release will be administered by the Administrative Officer.

Roll Call Vote

Mr. Almeida Aye
Mr. Batty Aye
Mr. Cole Aye
Mr. Cunha Aye
Chairman Robinson Aye

5. CONTINUED BUSINESS

A. Staff Report.

1. *Tockwotton Home* – Ms. Boyle noted that there was press coverage of Tockwotton Home which is a major development in the southern part of the Waterfront District of the Bold Point Park area. The project came before the Board four years ago. Ms. Boyle noted this will be a signature project in the waterfront district and that the project will be completed within 18 to 24 months. Construction will take place by the beginning of next week.

2. *Wampanoag Farms Update* – Ms. Boyle said this project has been on hold since the downturn in the market. The project will be back before the Planning Board. She noted the developers want to modify the original plan in that they want to change the frontage lots on Hospital Road to allow for single family development. It will require a zone change to allow the development on Hospital Road thus making it a process with a number of public hearings of the Board and the City Council. It will probably come back to the Board in September sometime.

3. *Taunton Avenue “Auto Row”* – Ms. Boyle states that this project is being funded by a Challenge Grant through Statewide Planning. It was initiated when we saw all of the auto dealerships going out of business which lead to a lot of vacant land along Taunton Avenue. We will be looking at the vacant properties and how to strengthen the vacant dealerships through possible zone changes and extending some of the auto zoning. We have hired the firm of Horsely Witten to look at the existing conditions and issues with the utilities and drainage in the area. Ms. Boyle stated that the first public hearing will be on June 22nd at 7:00 p.m. and invited the Board, elected officials, stakeholders, and the public to attend.

4. *IGUS Manufacturing* - Ms. Boyle also informed the Board that IGUS Manufacturing expansion will be coming back. The location of the development is behind Handy and Harmon

in Rumford. Their plan was initially approved as a Land Development Project (LDP) in 2002. A modification was done in 2007. She explained that It is a 90,000 foot manufacturing plant on Ferris Avenue They have asked for re-approval of their plans. She said this can be done administratively. Mr. Moran said that it will be done in two phases where the main building will be right on Ferris Avenue. Mr. Batty asked what they manufacture. Mr. Moran said energy chain systems and explained it to the Board.

Ms. Boyle noted that Village on the Waterfront will be appearing before the City Council at their June 28th meeting with an update of the project.

6. COMMUNICATIONS

Motion

On a motion by Mr. Batty, seconded by Mr. Cole, the Board voted unanimously to accept Communication A.

A. Notice of Decision dated May 10, 2011, File No. 2010-06 Minor, 15-17
Curtis Lane

Chairman Robinson noted there was no need to do a motion on Communication B below.

B. Two articles from Providence Business News regarding energy and the environment

7. ANNOUNCEMENT

Next Meeting – July 11, 7:00 p.m., Room 306

8. ADJOURNMENT

Motion

On a motion by Mr. Cole, seconded by Mr. Batty, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Michael Robinson, Chairman

MR/JMB/sac