

March 9, 2009 - Planning Board Meeting

CITY OF EAST PROVIDENCE

PLANNING BOARD

Minutes of March 9, 2009

Present were Anthony Almeida, Burton Batty, Robert Cole, Matthew Robinson, Michael Robinson, Krista Moravec, Octavio Cunha, Jeanne Boyle (staff), James Briden, City Solicitor

The Board recited the Pledge of Allegiance

1. SEATING OF ALTERNATE MEMBER

2. APPROVAL OF PLANNING BOARD MINUTES

A. Minutes of January 12, 2009

On a motion by Mr. Batty, seconded by Ms. Moravec, the Board unanimously voted to accept the minutes.

B. Minutes of November 14, 2007

Matthew Robinson said he was at this meeting in November and noted there is a mistake on them that states that Chairman Robinson was seated as the alternate. I believe they were referring to me. He said he cannot remember what he did or did not say to make any motions tonight on these minutes and would have difficulty approving them. Chairman Robinson asks if there is anything that he disagrees with. Mr. Robinson answered that since it was so long ago he cannot identify what mistakes may or may not be included them. It was noted that the correction would be made indicating that Matthew Robinson was seated and not the Chair.

Mr. Batty states he remembers this meeting because Ashburton Road was on the agenda and his daughter lives there. He stated he recused himself that night and sat in the audience and had asked some questions. He states he read these minutes and they seem to be accurate. Matthew Robinson said that what he does recollect is that they do seem to be on target. Ms. Boyle noted that this was one of the meetings where the tape recorder malfunctioned so we had to recollect on our notes.

Mr. Batty said he would like to make the motion that the Board voted to accept the minutes as stated with reservation that they could be opened again in the event that someone has an afterthought. Chairman Robinson states that once you have approved the

minutes they are approved. Ms. Boyle said that this is as much as staff will be able to recollect based upon the notes, memoranda and recollection of staff at this point.

Motion

With the amendment that the alternate seating member was Matthew Robinson and not Michael Robinson, on a motion by Mr. Batty, seconded by Ms. Moravec, the Board unanimously voted to accept the minutes of November 14, 2007 and make them part of the Board's official record.

3. APPROVAL OF PLANNING BOARD CORRESPONDENCE

There was none.

4. NEW BUSINESS

A. Request for Bond Release – Fairview/Pawtucket Avenue, L. Mateus

Ms. Boyle explained that the request is for a partial release of an improvement guarantee that is being held by the City for the Fairview Avenue Subdivision. This is a major subdivision. We are holding \$45,000. A previous request was granted by the Board in July of 2008 that reduced the full amount of \$180,000 to that \$45,000 balance. It was reviewed by the City Engineer and has recommended that the City continue to retain \$24,645. His memo lists the incomplete items such as the As-built drawing 3,000, 2 percent inspection fee 3,600, and furnish and install of the top course payment which is 18,045; a total of 24,645. Staff agrees with the City Engineer and recommends that the Planning Board voted to reduce the bond to the recommended \$24,645.

Motion

On a motion by Ms. Moravec, seconded by Mr. Batty, the Board voted to reduced the bond to 45,000 and retain the 24,645 until all the items listed are completed.

Roll Call Vote

Mr. Almeida	Aye
Mr. Batty	Aye
Mr. Cole	Aye
Ms. Moravec	Aye
Chairman Robinson	Aye

B. Request for Bond Release - 210 Taunton Avenue/57-59Mary Avenue, Gregory and Corneilia Scott

Ms. Boyle explained the request is for a release of performance guarantee for infrastructure improvements associated with a minor subdivision located at 210 Taunton

Avenue and 59 Mary Avenue. This is associated with the installation of granite curbing and concrete sidewalk adjacent to the proposed subdivision. The total amount of the performance guarantee was \$28,000. The Department of Public Works has reviewed the worked that was performed and has found it to be satisfactory. Public Works is recommending a full release of this performance guarantee. The Planning Department agrees with the recommendation and advises the Board to release the full amount of \$28,000.

Motion

On a motion by Ms. Moravec, seconded by Mr. Batty, the Board unanimously voted to release the full amount of \$28,000.

Roll Call Vote

Mr. Almeida	Aye
Mr. Batty	Aye
Mr. Cole	Aye
Ms. Moravec	Aye
Chairman Robinson	Aye

5. CONTINUED BUSINESS

A. Staff Report

1. Comprehensive Plan Update

Ms. Boyle informed the Board that this is the year of the 5-year update of the Comprehensive Plan, it is mandated by the State of Rhode Island and we are required to have it completed by December of 2009. She explained that the first kickoff meeting was last month. It was well attended; around 30 people from the public attended. People submitted their ideas in terms of what the City should be looking at long-term i.e. what they liked about the City, what they saw as the priorities that we should be looking at. Ms. Boyle noted that Diane Feather prepared a summary of the outcome of that meeting and we will be sending that out to the Board members. We will incorporate this into the City's webpage. Some of the ideas from the public included transportation improvements; making the City more walkable. Also suggestions included making the City have more cultural activities and what we can do to attract more businesses especially manufacturing.

Ms. Moravec stated there was a lot of focus on the transportation issues such as connecting walking paths and sidewalks. There was a lot of participation from the Conservation and Historic Commissions and Downtown Business Association. When we looked at the goals that were accomplished over the last five years it was very impressive.

She noted that our Brown student who has been working with Diane Feather on a volunteer basis has been putting together a plan to find a way to engage the youth more in the Comprehensive Planning process. He has also reached out to some of the organizations that work more with the Substance Abuse Task Force, Boys and Girls Club, the Libraries and schools as well. This information will be shared with the Board in the next week or two. The Plan will be drafted, public hearings will be advertised, it will go to the Planning Board and Council and then packaged to the State by December.

2. Tockwotton Final Plan Recorded on February 6, 2009

Ms. Boyle informed the Board that the Tockwotton Final Plan was recorded. The Tockwotton Home has applied for building permits and is out to bid. This is a \$40 million project and construction will start in May or June of this year.

3. Warren Avenue Streetscape Improvements – 400 Foot Waterfront Walk Revetment

Ms. Boyle noted that the RI DOT will be doing the next phase of the Warren Avenue Streetscape improvements from Lyon Avenue to short of the Washington Bridge ramp. This will be going out to bid in the next couple of months. That is a \$1 million project and will be paid out of the stimulus funding.

Mr. Batty asked where the revetment will take place. Ms. Boyle noted it will be east of the high tension tower and heading down towards Bold Pt. Park. It is partly on City and Tockwotton Land. There will also be a waterfront park construction and a walkway between the revetment and water and then the new Waterfront Drive. The actual location is between Bold Point Park and the East Providence Yacht Club.

Matt Robinson asked about the NAMCO project on Bullocks Pt. Avenue. Ms. Boyle reported the City has acquired the land. The closing took place in January. Applications are into RIDEM to get Brownsfield funding. There have been inquiries from non-profit and not-for-profit developers to partner with the City on the project itself. We hope with the stimulus funding that we will have a better chance of getting some Brownsfield money to assist us with the cleanup of the property and also money from RI Housing.

4. Village on the Waterfront – Chevron - Five Phase Project

Ms. Boyle informed the Board that they will be filing plans with the Waterfront Commission soon. This is a 600 unit, 40,000 square feet of commercial space, mixed residential, apartments and condominiums located at the intersection of Lyon Avenue and Veterans Memorial Parkway. The first phase will be 150 residential units and the 40,000 square feet of commercial space. This is a joint venture with Chevron and the Village on the Waterfront which is the developer. This will entail a subdivision as well similar to Baer Supply and Tockwotton projects. They are proposing a round-about at the intersection of Lyon Avenue and Veterans Memorial Parkway.

Mr. Cunha inquired about the Wampanoag Ponds. Ms. Boyle reported that the developer never came back. They were supposed to get their physical alteration permit (PAP) from the RI DOT before they could come back to the Planning Board for the preliminary subdivision approval. They submitted the plans, but we need the PAP.

Matthew said he saw a loader excavating dirt on the street side from the Wampanoag Ponds/Leonardo Farm site .

Ms. Boyle also informed the Board that two more subdivisions have been submitted by Michael West Builders that will be coming to the Board in either April or May of this year.

6. COMMUNICATIONS

A. Memo to the Zoning Board of Review from the Planning Department Re: Zoning Board January 2009 Cases

On a motion by Mr. Batty, seconded by Ms. Moravec, the Board unanimously approved Communication A.

B. Certificate of Completeness – Appl. #2008-12 DPR – CVS, Newport Avenue

On a motion by Mr. Moravec, seconded by Mr. Batty, the Board unanimously approved Communication B.

C. Certificate of Completeness – Appl.#2008-07 – Miles Avenue

On a motion by Mr. Batty, seconded by Ms. Moravec, the Board unanimously approved Communication C.

D. Notice of Decision – Appl. #2008-14 Final Plan -10 New Road LLC, Baer Supply

On a motion by Ms. Moravec, seconded by Mr. Batty, the Board unanimously approved Communication D.

E. Notice of Decision – Appl. #2008-10 DPR – Stop & Shop, 1925 Pawtucket Avenue

On a motion by Mr. Batty, seconded by Ms. Moravec, the Board unanimously approved Communication E.

7. ANNOUNCEMENT

A. Next Meeting - **Monday, April 13, 2009, 7:00 p.m.**, Room 306

8. ADJOURNMENT

On a motion by Ms. Moravec, seconded by Mr. Batty, the Board adjourned the meeting.

Respectfully submitted,

Michael Robinson, Chairman

JMB/SAC