

# **August 27, 2007 - Planning Board Meeting**

## **CITY OF EAST PROVIDENCE**

### **PLANNING BOARD**

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#### **Minutes of August 27, 2007**

**Present were:** Anthony Almeida, Burton Batty, Michael Robinson, Matthew Robinson, Jeanne Boyle (staff), Wayne Barnes, staff (staff) and William J. Conley, City Solicitor

#### **1. SEATING OF ALTERNATE MEMBER**

Matthew Robinson was seated as a voting member.

#### **2. APPROVAL OF PLANNING BOARD MINUTES**

It was noted that the Minutes of July 9, 2007 would be forthcoming

#### **3. APPROVAL OF PLANNING BOARD CORRESPONDENCE**

There was no correspondence.

#### **4. NEW BUSINESS**

##### **A. Request for Easement – Dexter Road - Providence and Worcester Railroad**

Ms. Boyle summarized the Planning Department's recommendation based on review by the Planning, Fire and Public Works Departments, and noted corrections needed to the document regarding pipeline diameter in two places. The document reads 8' – 10', but should read 8" – 10".

Attorney Marie Angelini of the Providence and Worcester Railroad explained that the easement will allow them to transport diesel fuel and home heating oil via three pipelines to a proposed rail loading facility that would be used to load the material into tank cars on East Junction tracks between King Philip Road and the southern portion of Dexter Road. There is room on this stretch of track for up to 20 tank cars without blocking King Philip Road. Rail traffic would initially consist of a couple of cars up to every other day in frequency, leading up to the potential for 20 cars once a day. There will be two pumps that would each load one car, and these cars would load adjacent cars down the line.

Three 8" to 10" pipelines would be constructed along and across the requested permanent Dexter Road easement to the new facility.

It was asked by the Board what measures were in place in case of an emergency involving the pipeline, i.e. deterioration, damaged by digging etc. Ms. Angelini stated that appropriate measures were in place and that P&W staffing with back-up from Clean Harbors would be available for mitigation. She also stated that pipelines are monitored electronically and that regular pressure testing was performed.

It was determined that safety of the operation and quality of construction was covered by the recommended conditions of approval.

Mr. Almeida then moved to enter the proceedings into the record, seconded by Mr. Robinson. The motion was approved 4 – 0.

Mr. Batty moved to approve the easement request, seconded by Mr. Almeida. The motion was approved 4 – 0.

## **B. Capital Budget 2007 and 2007-2012 Six Year Capital Improvement Program**

Mr. Barnes representing the Planning Department presented the Capital Budget recommendation, outlining the items recommended for funding for FY 2007-08 and describing how the cost of some of the items is spread out over a number of years through lease/purchase agreements and an Energy Conservation State Revolving Loan. Mr. Robinson asks to be recused from the Board for this item as he has questions regarding recommended items for the Police Department. After discussion with Mr. Conley, Mr. Robinson is recused and sits in the public seating area.

Mr. Matthew Robinson, of 45 Lakeside Avenue, is then sworn in. He states that the Police Station HVAC is badly needed and should be completed before roof replacement on the facility. He suggests that either the funding for the roof be moved to the following fiscal year or that assurances are made that the HVAC installation is complete before any roofing is done.

Chairman Robinson noted that coordination of the HVAC and roofing projects should be able to be achieved in during the contracting and construction processes. The Planning Board and Planning Department therefore found it unnecessary to delay funding of the roof project.

Mr. Robinson also proposed amending the computer request from 20 computers per year for three years, to 12 computers per year for 5 years, and to investigate whether the computers could be acquired for a lower price than the proposed \$1,200 per computer. The Planning Department will contact the City IT director concerning this matter. Mr. Batty recommends that less expensive and longer-term computer replacement options be explored. Chairman Robinson requests that the Planning Department coordinate with the IT department on pricing.

Ms. Boyle states that this coordinating will be pursued and the spreadsheets will be modified if necessary.

Mr. Almeida expressed concern about the Warren Avenue Bridge project being deferred until FY 2010-2011. He requests that this item be move one fiscal year earlier. The Planning Department concurs and the five-year chart will be modified to reflect this change.

Mr. Almeida moved to enter the proceedings into the record, seconded by Mr. Batty. The motion was approved, 3 – 0.

Mr. Batty moved to accept the Planning Department Capital Budget recommendation pending any modifications made regarding Police Department computers, and with the Warren Avenue Bridge request shifted one year earlier, seconded by Mr. Almeida. The motion was approved 3 – 0.

Mr. Robinson rejoined the Board.

## **5. CONTINUED BUSINESS**

A. Staff Report

## **6. COMMUNICATIONS**

The communications were approved by the Board as follows:

A. Memo to the Zoning Board of Review Re: Requests for Variance or Special Use Permit to be held on July 25, 2007

B. Notice of Decision dated 7/12/07 - #2007-02 392 Roger Williams Avenue, Map 302, Block 9, Parcels 5, 5.1 and 6, Estate of Joseph Duarte

## **7. ANNOUNCEMENT**

A. Next Meeting – Monday, **September 10, 2007**, 7:30 p.m., Room 306

## **8. ADJOURNMENT**

JMB/sac