

June 11, 2007 - Regular Planning Board Meeting

CITY OF EAST PROVIDENCE

PLANNING BOARD

MINUTES OF JUNE 11, 2007

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

Present were: **Anthony Almeida, Burton Batty, Anthony Carcieri, , Octavio Cunha, Krista Moravec, Mathew Robinson, Michael Robinson, Jeanne Boyle (staff), and James Moran (staff)**

1. SEATING OF ALTERNATE MEMBER

No alternate was seated.

2. APPROVAL OF PLANNING BOARD MINUTES

A. Minutes of May 14, 2007

On a motion by Mr. Almeida, seconded by Mr. Batty, the minutes were unanimously approved by the Board

3. APPROVAL OF PLANNING BOARD CORRESPONDENCE

There was no correspondence.

4. NEW BUSINESS

A. Appl. #2007-06 – Minor Subdivision – 102 Bayview Avenue, Map 209, Block 1, Parcel 4, Applicant: Gianlorenzo and Sons Construction Corp.

Martin Slepko, Attorney for the applicant, Mr. Gianlorenzo, states that his client agrees with the conditions in the Planning staff recommendation. He said the applicant proposes to demolish the existing building on the property which is a day care facility that is no longer in operation. The applicant has not requested any waivers from sidewalk or curbing requirements., but has indicated that new sidewalks and the installation of granite returns will be placed on the new driveway cuts. The zoning of the property is R-3 which allows minimum square footage of 7,500 square feet, a minimum width of 75 feet and a minimum depth of 100 feet. Minimum yard setbacks are as follows: front yard 20 feet; rear yard 25 feet; side yard, 15 feet. Maximum percent coverage is 25 percent. He noted that the neighbors are in favor of this development.

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

At this time, Mr. Moran went through the staff recommendation. He states it is a basic subdivision and meets all of the requirements of the Land development Subdivision Regulations and is consistent with the Comprehensive Plan. The proposal does not request any variances. It is consistent with the zoning ordinances and does propose two residential single family dwellings. It is a low density neighborhood. The parcel currently provides 150 feet of frontage along Bay View Avenue. The parcel is served with City water and sanitary sewer. Mr. Moran notes that there has not been a bond calculation for the completion of these improvements submitted under this preliminary subdivision. A calculation will be required under the final plan submission and subject to the review and approval of the Planning Department.

The Planning Department recommends approval subject to several conditions noted:

RECOMMENDATION

Based on the finding that the proposed subdivision is consistent with the East Providence Comprehensive Plan, that it meets the General Purposes of Article 1 of the Regulations and that the required positive findings of Section 5-4 can be met, the Planning Department recommends Conditional Approval of the requested Preliminary Plan submission subject to the following:

1. That all comments in the technical staff memoranda to the Planning Department and all other requested modifications identified in this recommendation memoranda be incorporated into the plans as submitted; and that any and all conditions of the Planning Board approval be reflected in the Final Plan submission;
2. That the Final Plans and supporting documentation be based upon this Preliminary Plan approval, and that the Final Plans meet all City regulations and ordinances, and all applicable State and/or Federal Regulations;
3. That a performance guarantee be submitted to the City under Final Plan approval for the costs associated with the installation of sidewalks and granite driveway returns along the frontage of Bay View Avenue. The amount shall be calculated by the applicant and submitted to the Department of Public Works for review and approval;
4. That the Title Block of the Final Plan be revised to indicate Final Plan status;

5. That the proposal meets all applicable City, State and Federal regulations and requirements; and

6. That upon project completion final “as-built” plans be submitted on mylar, and electronic format in AutoCAD version 14. The as-built drawings shall include all roadway and utility information, including final inverts, rims, sewer lateral depths and locations (swing ties) to all permanent structures.

Final Plan Review

As part of the Planning Board’s decision, the Planning Department recommends that Final Plan approval be delegated to the Administrative Officer as covered under Section 9-10 of the Land Development and Subdivision Review Regulations.

Mr. Moran asks that the Board entered the staff report and attached items for the Board’s official record.

Motion – Entering of Staff Memorandum and supporting exhibits into the record.

On a motion by Mr. Carceiri, seconded by Ms. Moravec, the Board unanimously agree to enter the staff memorandum and supporting attachments into the Board’s official record.

Chairman Robinson asks if there are any comments or questions from the public or the Planning Board. There were none.

Motion – Approval of the Bayview Subdivision

On a motion by Mr. Batty, seconded by Ms. Moravec, the Board unanimously voted to grant approval of the Bayview Avenue subdivision based upon the submitted application and testimony presented to the Planning Board by the Planning Department; their staff report and accompanying materials by various City officials.

For all General Purposes of Section 1-2 of the East Providence Land Development and Subdivision Review Regulations have been addressed and positive findings were found for all standards of Section 5-4 Required Findings the subdivision is consistent with the East Providence Comprehensive Plan.

Roll Call Vote

Mr. Batty	Aye
Ms. Moravec	Aye
Mr. Almeida	Aye

Mr. Carcieri Aye
Chair Robinson Aye

Motion – Delegation of Final Plan Approval to the Administrative Officer

On a motion by Mr. Batty, seconded by Ms. Moravec, the Board voted unanimously to delegate Final Plan Approval to the Administrative Officer.

B. Request – Release of Performance Bond – 61 Vanderland Avenue

Ms. Boyle reported that there has been a request for a final bond release for 61 Vanderland Avenue. The amount is \$1,000 and the Public Works Director has recommended this release. We request that the Board approval the final release in the amount of \$1,000.

On a motion by Mr. Almeida, seconded by Ms. Moravec, the Board unanimously voted to approve the request for a release of the performance bond for 61 Vanderland Avenue in the amount of \$1,000

5. CONTINUED BUSINESS

A. Staff Report – There was no staff report by Ms. Boyle at this time.

6. COMMUNICATIONS

A. Copy of Memo to the Zoning Board of Review from Planning Dept.:
Re: May 30, 2007 cases (copies previously submitted);

Motion – On a motion by Mr. Almeida, seconded by Mr. Batty, the Board approved the above communication A.

7. ANNOUNCEMENT

A. Next Meeting – Monday, July 9, 2007, 7:30 p.m., Room 306

Note: August meeting is changed to the 27th from the 13th because of the holiday.

8. ADJOURNMENT

The Board voted to adjourn at 7:41 p.m.

JMB/sac