

June 14, 2006 - Regular Planning Board Meeting

CITY OF EAST PROVIDENCE

PLANNING BOARD

MINUTES OF JUNE 14, 2006

The meeting was called to order at 7:30 PM in Room 306

Present were: Michael Robinson, Anthony Almeida, Burton Batty, Bruce DiTraglia, John O'Brien, and Octavio Cunha; Jeanne Boyle (staff), Diane Feather (staff), and Erik Skadberg (staff).

1. SEATING OF ALTERNATE MEMBER

Mr. Cunha was very briefly seated as an alternate member, but replaced by Mr. Almeida when upon his arrival. (Mr. Cunha did not vote on any actions.)

2. APPROVAL OF PLANNING BOARD MINUTES

- A. It was noted that the minutes of May 8, 2006 would be forthcoming.
- B. Revised Minutes of March 13, 2006 - On a motion by Mr. Batty, seconded by Mr. O'Brien, the revised minutes of 3/13/06 were approved.
- C. Revised Minutes of April 10, 2006 - On a motion by Mr. Batty, seconded by Mr. O'Brien, the revised minutes of 4/10/06 were approved.
- D. Minutes of February 13, 2006 - On a motion by Mr. Batty, seconded by Mr. Almeida, the 2/13/06 minutes were approved.

3. APPROVAL OF PLANNING BOARD CORRESPONDENCE

- A. Memo dated 4/10/06 to the City Council, Re: Rezoning – Tristram Burgess, Map 207, Block 21, Parcel 1 – R-6 to R-5 - On a motion made by Mr. Almeida, seconded by Mr. O'Brien, the Board approved this correspondence.

4. NEW BUSINESS

- A. **Appl. #2006-09 Minor – 249 Juniper Street, Applicants: Harvey and Diane Erwin, Map 107, Block 6, Parcel 21, R-6 District**

Mr. Martin Slepko, Esq., representing the applicants, who were also present at the meeting, presented an overview of the proposed subdivision. He noted that Lot 2 contains the existing single-family house, which needs a 2-foot variance for side yard setback, and Lot 1 is proposed for a single-family home. He said they would not have had to go through the subdivision but for the needed side yard variance because the

property consists of two prior recorded lots. He said he had reviewed the staff recommendation and they are in agreement with all the proposed conditions.

Ms. Feather provided an overview of the staff recommendation, which outlines the specifics of the application, details the required findings and recommended conditions for approval. She asked the Board to enter the staff recommendation into the record of the meeting. She noted that the property is designated as Medium Density Residential, so the proposed subdivision is consistent with that designation. She noted that since the improvement guarantee was fairly low, \$2,550, that it would most likely be a cash guarantee held by the City.

She explained that surface runoff is a concern since the property to the rear is much lower than the subdivision property, as can be seen on the plan. She noted that City Engineer Erik Skadberg, who is present at the meeting to answer any Board questions, requested changes to the site design relating to the driveway and these have been shown on the plan. She noted that Plan Note #9, which states that location of the driveway is “illustrative”, must be removed. She noted that the location of the driveway as shown on the plan is probably the only location for the driveway anyway.

Mr. Batty asked about plan note #9 in relation to house size being illustrative. Ms. Feather noted that they've shown the required front, rear and side setbacks on the plan, which is the building envelope, and that the house has to be placed in that building envelope. She said the house shown on the plan is the typical size constructed on such lots.

Mr. DiTraglia asked City Engineer Erik Skadberg if he was satisfied with the drainage relating to the proposed driveway. Mr. Skadberg noted that the site design now includes a berm added along the driveway, as well as a catch basin at the back of the driveway, and that in combination with the required dry well, that runoff should remain on-site and not flow off onto adjoining property, and that these items are shown on the plan.

Mr. DiTraglia noted that he would like to see such items as this spelled out in the conditions. Ms. Feather noted that the drainage improvements are shown on the plan, and that Mr. Skadberg's memo noting his approval is the last page of the attachments, but that it could be separated out and specifically noted in the conditions to make it clearer.

Motion

Upon a motion made by Mr. Batty, seconded by Mr. O'Brien, the Board voted 5 – 0 to enter the staff recommendation and all its attachments into the record of the meeting.

Mr. Batty moved, based upon a finding that positive findings could be met for the General Purposes of the Subdivision Regulations, as well as to the standards of Section 5 – 4, and that the subdivision is consistent with the East Providence Comprehensive Plan, that the subdivision, as proposed, be **Conditionally Approved**, subject to the following:

1. That on the Final Plan, notation number nine (9) be either removed, or modified to the intent that the shape and location of any driveway

constructed on Lot One (1) will remain consistent with what is proposed on the subdivision plan;

2. That an improvement guarantee, indicating the type of guarantee to be issued, be submitted to the Planning Department with the Final Plan submission, reviewed by the Department of Public Works for accuracy and deemed acceptable by the City Solicitor and the Finance Director;
3. That the use of both lots be restricted to single family, and single-family accessory uses, in perpetuity and that a note indicating such restriction be placed on the Final Plan;
4. That any and all required variances be obtained from the Zoning Board of Review and that a notation is placed on the Final Plan, indicating which variances were granted, date of the Zoning Board of Review and the recorded book and page of the East Providence Land Evidence Record;
5. That the Final Plans be based upon the approved Preliminary Plans, and further that the Final Plan and supporting documentation meet the requirements of the East Providence Land Development and Subdivision Review Regulations; and
6. That the proposal shall meet all applicable City, State, and/or Federal regulations and requirements.

Mr. Almeida seconded the motion.

Roll Call Vote

Mr. Almeida	Aye
Mr. Batty	Aye
Mr. DiTraglia	Aye
Mr. O'Brien	Aye
Chairman Robinson	Aye

Upon a motion made by Mr. O'Brien, seconded by Mr. Almeida, the Board voted 5 – 0 to delegate final plan approval to the Administrative Officer.

B. July 10 Meeting Change - *Changed to Monday, July 24th*

5. CONTINUED BUSINESS

A. Staff Report

1. Meeting Street Center, Waterman Avenue – Ms. Boyle informed the Board of the availability of this property and the City's interest in possibly acquiring it for police and fire headquarters (Station 1), and possibly a multi-purpose center. Ms. Boyle noted that the City has hired a consultant to study the feasibility of placing all

these uses on the site, and they made a presentation to the City Council at the Council's most recent meeting showing that, although it's a tight fit, all three uses could be sited on the parcel. She reminded the Board of the standard process regarding acquisition of public property, and that this involves a recommendation of the Planning Board to the Council, although given the speed that may be required to acquire the property, the process may be somewhat reversed this time. She also noted that Meeting Street Center may choose to sell the property to the private market. She noted that when Mr. Almeida was a Council member that this property was available. Mr. Almeida noted that it could have been purchased back then for \$640,000.

2. Lynn Avenue Subdivision – Ms. Boyle noted that a special meeting may be required for this subdivision due to statutory time frames for action, and that it would be in late-June. Members will be polled.
3. August Planning Board Date Change – Ms. Feather noted that the regularly scheduled Board meeting in August would need to be rescheduled due to the August 14th Victory Day holiday. Board members noted a desire to stay away from Wednesday night meetings. Chairman Robinson noted that he is taking vacation that month and to please keep that in mind as well. Ms. Camille will poll the members.

6. COMMUNICATIONS

- A. Memo dated May 26, 2006 to the Zoning Board from the Planning Department, Re: Requests for Variance or Special Use Permit to be heard on May 31, 2006
- B. Supplement No. 31, May 2006 of the Revised Ordinances – Ms. Feather noted that two of the pages in this supplement are in Chapter 19, Zoning, so members keeping their ordinances up-to-date should take the old page out and insert the new at those two places.

Mr. DiTraglia noted that as a new member he needed a zoning ordinance, and Messrs. Robinson, O'Brien and Cunha also noted they would appreciate a new Zoning Ordinance book. Ms. Feather noted she would follow-up on this.

7. ANNOUNCEMENT

- A. Next Meeting – Monday, July 24, 2006, 7:30 p.m., Room 306

8. ADJOURNMENT

8:00 PM

Respectfully submitted,

Michael Robinson
Chairman

MR/DMF