

April 16, 2001 - Regular Planning Board Meeting

CITY OF EAST PROVIDENCE

PLANNING BOARD

MINUTES OF APRIL 16, 2001

Special Meeting

The meeting was called to order at 10:00 a.m.

Present were: Messers. Almeida, Fisher, Gerstein, Poland, Jeanne Boyle (staff), and Stephen Coutu, City Engineer.

1. Request for Final Bond Release for the Bridghamshire Subdivision.

Ms. Boyle explained that Tom Lamb, the owner of the Bridghamshire Subdivision has requested the final release of the performance guarantee for this subdivision. She noted the request was referred to the Department of Public Works and they have noted in their memorandum attached that some items require correction. The amount to cover those items is \$5,000. Staff is recommending release of the performance guarantee with the exception of \$5,000 to be held to cover those outstanding items and also recommending that the Board allow that \$5,000 be dealt with administratively as we have done on some other subdivisions.

In regard to paving at this subdivision, Mr. Coutu explained that the Narragansett Improvement Company, the paving contractor, tried to resolve the issue of paving last fall. He stated they will go back this spring to resolve the matter. He noted the drainage area is between lot numbers 16 and 15 and lot numbers 1 and 2 which still remain to be completed in accordance with the final plan. The abutting property owners have filled in the drainage ditch, but some of the abutting owners are not very satisfied with how the ditch looks. There were a number of issues raised and they were trying to get another engineer to come up with a plan for a different ditch design. Mr. Coutu stated it still needs to be built in accordance with the final plan. Also, there is some minor grading and seeding of the drainage ditch between lots numbers 16 and 15 which was disturbed during the construction of an abutting house lot. He stated when the subdivision was being built the service boxes were buried or raised too high. Because of this we had to identify a number of those to the developer. They have now been adjusted and there is one left to be adjusted. Also, there are two street trees that were previously identified from the former Parks Superintendent that remain outstanding.

Mr. Poland asked about the status of the street light which was hit by a city truck on Bridgham Farm Road. Mr. Coutu stated he had heard it came down during some snow removal, but that he has not seen a claim filed on it as yet.

Mr. Lamb stated first that he would like to thank the Planning Department and the Department of Public Works for allowing him to have this meeting today. In answer to the question about the light, he said that Ben Hadsell, Secretary of the Homeowners Association is handling this matter. He said the lamp was accidentally knocked down by a snowplow and was under the impression that Mr. Hadsell had already contacted someone about it. Mr. Hadsell is waiting to get a quote from the company before he submits the claim to the City. Mr. Poland noted the light issue has nothing to do with the Planning Board meeting today and that a claim would have to be submitted.

Mr. Lamb stated that between lots 1 and 2 the owners do not want that area open. He said he would prefer to hold some money for it in escrow. He said they will go back to DEM and in the meantime the City can cover it up and run a pipe through it. Mr. Lamb said he would leave the money in and when they are ready they can credit that money back to us. He explained that the drainage ditch that is between 50 and 60 Bridgham was actually dug out by the homeowner. It was working properly before, but now there is four feet of water in the ditch. He stated the homeowner should be responsible for fixing this ditch. Mr. Coutu stated that he did tell him verbally that he would fix it. He stated the homeowner should have put erosion controls around the base to keep materials from getting into the basin. Mr. Lamb stated he thought it was dug out and put the pipe in the back to get enough pitch on the pipe for water flow, but ever since they dug it out it is not leaching property. Mr. Lamb asks that the homeowner be held responsible for that. Mr. Poland stated to Mr. Lamb that he is responsible for it until the plat is completed and until the City has accepted it. So far the City has not accepted it. Mr. Poland stated it is up to Mr. Lamb and the homeowner to get it resolved. Mr. Lamb agreed to speak with the homeowner.

It was noted that Mr. Coutu would attach a note in the file that a Certificate of Completeness would not be issued until the above problems are addressed.

Mr. Lamb stated that in regard to the water service box one of them was not lowered on the cul-de-sac. When they went to lower it they found out the valve was actually higher than the curb. The water needs to be shut off and it must be brought down. He asked if he could pay the City to do that? It was noted that he would talk to Steve Coutu about that. Mr. Coutu states that he prefers Mr. Lamb do it. It was noted the street trees will have to be replaced

Mr. Poland asked if there were any questions. There were none.

Motion

On a motion by Mr. Fisher, seconded by Mr. Almeida, the Board voted to accept the recommendation of the Planning and Public Works Departments to release the bond

down to \$5,000 to be held along with granting authorization to the Administrative Officer on the remaining \$5,000 balance.

Roll Call Vote

Mr. Almeida	Aye
Mr. Fisher	Aye
Mr. Gerstein	Aye
Chairman Poland	Aye

Minutes

A. Minutes of January 9, 2001

On a motion by Mr. Almeida, seconded by Mr. Fisher, the Board unanimously approved the minutes of January 9, 2001;

B. Minutes of February 13, 2001

On a motion by Mr. Almeida, seconded by Mr. Fisher, the Board unanimously approved the minutes of February 13, 2001.

Staff Report

Ms. Boyle reported that the master plan approval at 950 Warren Avenue for the development of a hotel and office building has hit a snag. She said Marshall was in the process of giving staff their preliminary submission and had hoped to get it to the Planning Board for May 8, but the Department of Transportation is not giving them permission to put in the traffic light at the site. The Traffic Report shows that for peak hour traffic turning into that development showed level of service F which is the worst possible level. DOT will wait and see over a period of time as to whether a traffic light is warranted. Ms. Boyle stated staff has a lot concerns about proceeding with this development without a traffic light. Because of that issue and the volume of work that the Department has now, she stated she would like to be able to have more time to work on it and come up with an acceptable resolution so that we can bring something to the Planning Board which would include a traffic light. Garofolo Associates, the engineer for Marshall, is doing some additional work and Ms. Boyle noted she received a copy of a letter that they sent to DOT asking them to reconsider. Ms. Boyle asked the Board to consider having a special meeting the week of May 21 rather than having the regular May 8 meeting to give staff some time to resolve the traffic light issue. The Board agreed to this.

Taco Development

Ms. Boyle stated Taco is requesting that the Board have a special meeting for them during the week of May 21. Ms. Boyle stated she did not think we could do this since it is a very complex development and needs a lot of time. She said she spoke to Gilbane's representative and told him we would like to hold off until June, maybe have two meetings. A separate meeting will be held for Taco in the Council Chamber.

Igus Development

Ms. Boyle stated this development on Ferris Avenue has also come in for the preliminary. The Board has already given master approval. This may be on the July Planning Board meeting.

Mr. Poland noted that Planning Board member Bruce DiTraglia's term is up and that he will be replaced by Michael Robinson of 15 Belmont Street, East Providence, at the City Council meeting tomorrow night.

ADJOURNMENT

On a motion by Mr. Almeida, seconded by Mr. Fisher, the Board unanimously adjourned at 10:25 a.m.

Respectfully submitted,

Peter J. Poland, Chairman

PJP/JMB/sac