

February 8, 2000 - Regular Planning Board Meeting

CITY OF EAST PROVIDENCE

PLANNING BOARD

MINUTES OF February 8, 2000

PRESENT WERE: Peter Poland, Bruce DiTraglia, William Fisher, Theodore Sullivan, Alternate Octavio Cunha, Alternate Harold Gerstein, Diane Feather (staff), City Solicitor William Conley.

CALL TO ORDER: The meeting was called to order at 7:38 PM.

I. SEATING OF ALTERNATE MEMBER

Mr. Cunha was seated as a voting member.

II. APPROVAL OF PLANNING BOARD MINUTES

On a motion made by Mr. Fisher, seconded by Mr. Sullivan, the Board unanimously voted to approve the minutes of November 9, 1999.

III. APPROVAL OF PLANNING BOARD CORRESPONDENCE

None.

IV. NEW BUSINESS

A. Request for Release of Performance Bond, File # 96-9 Seaview (Coveside) Subdivision, Picerne Properties (memorandum dated Feb. 2, 2000).

Mr. Martin P. Sleprow, Esq. and Mr. Rasim Moid of Picerne Properties were present to discuss the request for partial release of the performance bond for the Seaview Subdivision. Mr. Sleprow stated that staff is recommending approval of the reduction and that he would answer any questions of the Board.

Ms. Feather gave the staff presentation on the requested release as detailed in the memorandum of staff to the Board dated February 3, 2000. She noted that the final work to be completed includes, but is not limited to, the following: final asphalt paving, installation of sidewalks, planting of trees and required landscaping, installation of granite bounds, and submission of as-built drawings.

Planning Board members advised Mr. Moid to tell his contractors that the sidewalks to be installed in the development must be continuous, that is, they must continue across the driveways. Board members noted that this issue was recently raised for another development. Mr. Moid acknowledged that he understood and would inform the contractor.

Mr. Poland asked about the improvements that are required to be placed on the lot with the detention basin, such as the gazebo and landscaping, and asked why these were not noted as remaining work to be completed. Ms. Feather stated that she believed that the bond calculation included only the street, utilities, sidewalks, curbing and street trees, however, she noted that the improvements required for the open space lot (Lot 12) are a condition of approval and they must be installed by Picerne Properties. Mr. Slepko stated that Picerne Properties is aware that they are required to complete improvements on Lot 12.

On a motion made by Mr. Fisher, seconded by Mr. Cunha, the Board voted unanimously to approve the requested partial release of the performance bond from \$ 976,000 to \$ 213,000 with the remaining work to include those items noted by staff in the memorandum, *and* the gazebo, walking paths and landscaping for the open space (Lot 12).

B. Discussion of a Joint Planning Board/Zoning Board of Review Meeting on the Zoning

Ordinance.

Mr. Poland noted the previous work of the Planning Board relating to amendments to the Zoning Ordinance. He said the Zoning Board should have some specifics about where they feel the Ordinance is lacking. He noted that we should try to schedule the joint meeting for a Wednesday on which the Zoning Board does not meet. Ms. Feather noted that we are awaiting a letter from the Zoning Board detailing their areas of concern.

V. CONTINUED BUSINESS

1. Staff Report

A. Ms. Feather noted that staff continues to work on the update of the Comprehensive Plan. She also noted that a public hearing will need to be held by the Board for the updated Recreation, Conservation and Open Space Plan that is currently being drafted by staff.

B. Ms. Feather reminded the Board that Census 2000 forms would be received by all households in mid-March or so and stated that staff is looking forward to receiving new census data. Mr. Poland asked if staff was doing anything to increase awareness of the upcoming Census. Ms. Feather noted that she had been in touch with staff of the U.S. Census Bureau and the census staff has been visiting community groups and agencies

throughout East Providence to get the word out, and noted they have also been before the City Council. She noted that staff is preparing a display for the City Hall lobby.

VI. COMMUNICATIONS

On a motion made by Mr. DiTraglia, seconded by Mr. Fisher, the Board voted unanimously to accept the following communication:

A. Memo dated 1/21/00 to the Zoning Board of Review regarding Requests for Variance or Special Use Permit to be held on 1/25/00.

The Board discussed items B. and C. of Communications and noted that this correspondence was inconsistent with the Board's previous decisions on this matter and they did not wish to accept these communications. Mr. Conley noted that the Board could defer acceptance of the communications and have staff check the minutes for the December 14, 1999 and January 11, 2000 Board meetings. On a motion made by Mr. Fisher, seconded by Mr. DiTraglia, the Board voted unanimously to *defer acceptance* of Items B. and C. in Communications, and voted to require that staff implement the previous decision of the Board relative to the driveway repair even if the correspondence was in conflict with the Board's previous decision.

B. Copy of Letter dated 1/12/00 to Jeanne Boyle from Ronald J. Rodrigues regarding the bond reduction of the Mason Street Subdivision, Application #96-7.

C. Copy of letter dated 1/18/00 to Ronald Rodrigues from Stephen Coutu regarding the repair of the concrete driveway at 45 Fleming Street at the Mason Street subdivision, Application #96-7.

On a motion made by Mr. DiTraglia, seconded by Mr. Fisher, the Board voted unanimously to accept the following communication:

D. Copy of invitation from the Statewide Planning Program dated 1/00 regarding a Special Televised Town Meeting to be held February 28, 2000.

Mr. Poland asked what the developments entail that are referred to in communications E. and F. Ms. Feather noted that the aspect of the Newport Avenue Zoots Dry Cleaning proposal that triggered DPR review is the drive-through. She noted that the Konica Building DPR is for an office building immediately east of the Chelo's Restaurant on Warren Avenue. She noted that she did not know the exact square footage of the

building, but noted it was at least 5,000 square feet since it was subject to DPR review. Mr. Poland noted that people ask the Board members questions about the developments underway and asked that DPR reduced plans be sent to Board members.

On a motion made by Mr. DiTraglia, seconded by Mr. Fisher, the Board voted unanimously to accept the following communications:

E. Copy of Certificate of Completeness dated February 1, 2000 regarding the Zoots Dry Cleaning Development Plan Review.

F. Copy of Certificate of Completeness dated February 1, 2000 for a DPR regarding the Konica Building at 495 Warren Avenue.

VII. ANNOUNCEMENTS

The next meeting will be held *Tuesday, March 14, 2000*, 7:30 p.m., Room 306.

VIII. ADJOURNMENT

On a motion made by Mr. DiTraglia, seconded by Mr. Fisher, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Joseph Medeiros, Secretary

DMF