

November 14, 2000 - Regular Planning Board Meeting

CITY OF EAST PROVIDENCE

PLANNING BOARD

Minutes of November 14, 2000

513th meeting

Present were: Messers. Poland, DiTraglia, Fisher, Medeiros, Sullivan, Jeanne Boyle (staff), Zac Gordon (staff) and William Conley (staff).

I. SEATING OF ALTERNATE MEMBER

There was no seating of the alternate member.

II. APPROVAL OF PLANNING BOARD MINUTES

A. Minutes of August 8, 2000

Mr. Medeiros stated in the August minutes his name was omitted, but that he was there that night and voted. It was noted this would be corrected.

On a motion by Mr. DiTraglia, seconded by Mr. Fisher the Board voted to accept the minutes of August 8, 2000.

It was noted the minutes of September 12 and October 10 would be forthcoming.

B. Minutes of September 12, 2000

C. Minutes of October 10, 2000

III. APPROVAL OF PLANNING BOARD CORRESPONDENCE

None

IV. NEW BUSINESS

Mr. Poland explained that the Board would be voting on each of these proposals separately.

A. 1. Appl. #2000-16 Minor Subdivision, Centre Street and N. Broadway, Map 404, Block 4, Parcel 1 (memo 11/8/00 enclosed);

2. Rezoning Request

3. Land Dedication

Ms. Boyle stated this is not a public hearing, it is a public informational hearing.

Attorney Martin Sleprow, attorney for the petitioner was sworn in. He stated he also represents Steven Gianlorenzo and that Larry Smith is the engineer on the project. He is asking for the Board to approve this minor subdivision in order to create two lots; one, which will be zoned residential, and one, which will be zoned O-1. The lot to be zoned O-1 will be deeded to the City for open space use.

Larry Smith, Waterman Engineering 450 N. Broadway, East Providence was sworn in at this time. He states they are going to break off the lot and get it rezoned R-4 and donate it to the City. Mr. Smith noted that there is a sewer connection that will have to be cut through to the lot to be rezoned R-4. He said the applicant is not asking for waiver of sidewalks and curbing.

Mr. Smith explained that the proposal before the Board is to subdivide an existing parcel into two (2) lots, with Lot A to be rezoned R-4 and be used for a single family residence and Lot B to be rezoned O-1 and dedicated to the City of East Providence.

Ms. Boyle stated that Mr. Gordon would summarize all three requests.

Mr. Gordon explained that this is a two lot minor subdivision just over an acre. The lot to be created for the residential house lot will be just under 6,000 square feet. The R-4 District requires 5,000 square feet. It has the frontage and depth needed for a legal lot. The side yard and rear yards will be in conformance with the dimensional regulations for the R-4 zone. He stated there is a hammerhead driveway which will eliminate the need to back out into Centre Street. Mr. Gordon noted that the Planning Department proposes to make this hammerhead a condition of the approval granted by the Board. The balance of the parcel will be zoned O-1 which will be another condition of a subdivision approval granted. The next step in the process would be City Council approval not only of the proposed rezoning, but also acceptance of the proposed land dedication to the City. No waivers are proposed. The Planning Department has found that the proposal is consistent with the Comprehensive Plan. The Comprehensive Plan calls for this area to be mixed use. Mixed use would include uses such as industrial retail office or even residential provided that the use is compatible with the adjoining uses. This subdivision adjoins a residential neighborhood and therefore it is consistent with the Comprehensive Plan. The property needs to be rezoned, but once a rezoning is granted, it will be in conformance with the proposed Residential-4 District. Mr. Gordon pointed out that the Open-Space 1 District which is going to be the designation for the lot to be donated to the City has a minimum area requirement of 100,000 square feet. This particular lot will only measure

37,813 square feet. However, the Subdivision Regulations do provide for the creation of such lots provided that there is a notation on the recorded plat to the effect that this is being donated for open space and will not be used for a buildable lot. The final plan will require this type of language. Mr. Gordon noted that most of the memo covers the subdivision's consistency with Section 5-4 of the Subdivision Regulations. The only other issue of any concern was traffic and circulation. Both of these concerns will be addressed by the installation of a hammerhead driveway.

TapeA 137

Mr. Gordon pointed out the location of the 100-year flood plain. The proposed residential lot is outside of the area, but the lot that will be donated to the City is partially within that flood zone and therefore any development on this lot would be limited. Within the Open Space District there are limits to what the City can do, but it is not anticipated that there would be any structures placed on that lot. The ultimate usage of that parcel would be consistent with open space uses. Mr. Gordon concluded his remarks by stating that the Planning Department believes that the proposed subdivision is consistent with the applicable standards of Section 5-4 of the Land Development and Subdivision Review Regulations and therefore, recommends that the Planning Board grant conditional preliminary approval to the proposed minor subdivision application subject to the following conditions:

1. That the applicant obtain City Council approval for the proposed rezoning of this parcel;
2. That Parcel "B" be deeded to the City of East Providence for open space use and that the Final Plans include the appropriate notation to reflect this dedication;
3. That the final plans be revised to reflect the rezoning of Parcel B from C-1 to O-1;
4. That the title block be revised to indicate "Final Plan" status;
5. That the Final Plans be based upon the approved Preliminary Plans, and further that the Final Plan and supporting documentation meet the applicable requirements of the East Providence Land Development and Subdivision Review Regulations;
6. That development of Parcel A be limited to a single-family dwelling, due to the potential for traffic conflict at the adjacent intersection; and
7. A "hammerhead" driveway be installed on Parcel A to eliminate the need for backing out onto Centre Street.

2. Rezoning Request - Centre Street & N. Broadway

Mr. Gordon stated that there are two (2) other issues associated with the proposed subdivision - a request for rezoning and land dedication. Mr. Gordon indicated that the

Planning Board is required to make a recommendation to the City Council regarding the proposed rezoning. It is the Department of Planning's responsibility to provide the Planning Board with its recommendation. The report that the Board will send to the City Council must address three issues; consistency with the Comprehensive Plan; the demonstration of the consideration of the applicable purposes of zoning as listed in Section 19-2 of the Zoning Ordinance, and a statement indicating whether or not a Comprehensive Plan amendment would be required. Mr. Gordon stated that staff has reviewed this proposed rezoning and determined that a Comprehensive Plan amendment would not be required. The Comprehensive Plan calls for a mixed use. Residential use is certainly permissible as is also open space within that broad definition of mixed uses. The consistency with the Comprehensive Plan is also part of that. It is the staff recommendation that the Planning Board would endorse the proposed rezoning of this parcel to R-4 for the so-called Parcel A and Open Space-1 for Parcel B and that this rezoning be subject to a restriction on Parcel A for single-family use and Parcel B to be deeded to the City for Open Space use.

3. Acceptance of proposed Land Donation of Centre Street and N. Broadway

Mr. Gordon pointed out for the record that in reviewing the City's Zoning Ordinance there is a provision Section 2-177 which states that any acquisition of land by the City shall first be submitted to the Planning Board, for their recommendation to either approve or disapprove it. This recommendation must take place within 30 days of the filing of an application. Mr. Gordon noted that an application has been filed within the last two weeks and therefore the Board needs to take action at this evening's meeting so that we are within the confines of our Ordinances. He stated that this parcel has value to the City from the prospective of open space and what it adds to the City. Strategically it sits as sort of a lynch pin between somewhat of a rural and developed area. Agawam Hunt Club is across the Ten Mile River to the north. To the east is a residential area and to the south is more urban development as you get closer to the City. Mr. Gordon added that this parcel is an edge piece that will provide an additional buffer to the Ten Mile River and also to the Agawam Hunt property.

Mr. Gordon stated that RIDEM has identified the Ten Mile River as the strategic river that it wants to focus on for re-establishing an anadromous fish population. There are three fish ladders which will be built. One will be below Omega Pond, another one east of this location, and a third to be located further up near the Central Pond. Mr. Gordon noted that anything that can be done to preserve the viability of the river and limit development is a plus. Mr. Gordon also stated that Councilman Rogers from Rumford has been in touch with the Agawam Hunt Club and has gotten their agreement in principal for entering into a beautification and maintenance agreement to maintain this piece of property as well as the island at the corner of Centre and N. Broadway.

Mr. Gordon stated that the Comprehensive Plan recognizes the value of open space and the need to protect that open space through either conservation easements or fee-simple acquisitions donation or purchase. Also important is the need to preserve significant private open lands in terms of their value for wild life and fish habitat. The City owns

another couple of pieces of land at Hattie and Josephine Streets and this parcel on Centre Street will provide some continuity. Mr. Gordon also pointed out that acquisition of this parcel by the City is important because the land is located immediately adjacent to an area that the Recreation Conservation and Open Space Plan notes has a deficit in terms of conservation and recreation space. Mr. Gordon concluded by noting that based on the value of the land to the City and its residents as well as consistency with the Comprehensive Plan and the Recreation Conservation and Open Space Plan, the Planning Department staff is recommending that the Planning Board advise the City Council that it endorses the acquisition of this parcel of land for the purpose of open space subject to final subdivision approval being granted by the Planning Board and the rezoning of this parcel as Open Space - 1 by the City Council.

Ms. Boyle added that because of all the reasons stated as to why this is important acquisition for open space purposes, the City had actually initiated looking into obtaining funding from the RIDEM and looking at City sources of funding to try to purchase this property. She stated she had discussions with Attorney Sleprow who came up with the idea of this limited land dedication and the owner of the property, Mr. Swift, was agreeable to that suggestion. She stated she applauds Mr. Sleprow and Mr. Swift for stepping in and donating this land to the City. This donation accomplishes an important goal of the City and is a terrific example of public/private partnership.

Mr. Gordon stated that staff also recommends that final approval be delegated to the Administrative Officer subject to the rezoning and land dedication. Ms. Boyle stated that final approval could not be granted this evening, because there are conditions associated with it.

Chairman Poland asked if there were any questions.

Mr. Medeiros stated he appreciates the fact that this land is being donated, but asked about the statement made that this land be used for passive recreation or maybe a canoe launching area. He asked if staff considers canoe launching passive? Ms. Boyle stated yes and that the intention is not to have an active recreation area. Mr. Medeiros asked if the abutters would be consulted before anything else is done with this land. Ms. Boyle stated that before anything is done there would be a public comment period. If plans are developed the City would have a public presentation either in a community setting or at a Council meeting where the neighbors would have an opportunity to comment. The intent is not to do anything intensive on this parcel of land. It is a sensitive environmental area and we want to minimize intrusions. There will be no parking and it would be a neighborhood park type of a use, although anyone could use it. Ms. Boyle indicated that there will be no recreational equipment such as swings, benches or jungle gyms etc.

Mr. DiTraglia asked if the developers or owners have a problem with this recommendation. They indicated that they did not.

Mr. Poland asked if the proposed subdivision met the rear yard setbacks requirements, given the proposed site layout and driveway location? He asked Ms. Boyle if she was

satisfied with the lot itself. He noted that if Mr. Gianlorenzo decides to put a house in a configuration that has zoning issues, then that would require a variance. Mr. Poland stated that he understood this from the Zoning Officer memo to the Public Works Director. Regarding the eight foot setbacks he feels that the zoning Officer looked at it as having no effective rear lot so these are two side lot lines and the regulations state that it would comply with the setback requirement.

Mr. Poland stated he was satisfied and asked Mr. Gianlorenzo if he understood the new stacked parking regulations as one of the parking spaces would be partially in the required front yard under the terms of the revised ordinance. Mr. Gianlorenzo stated that there would not be a problem as he is proposing to build an attached garage.

Mr. Poland concluded his comments by recommending that the Board make a motion to send a letter to Councilman Rogers for his efforts in getting Agawam Hunt to agree to maintain this property and the traffic island and also send a letter to Agawam Hunt thanking them.

First Motion - Conditional Approval of the Subdivision

On a motion by Mr. DiTraglia, seconded by Mr. Medeiros, the Board voted to give conditional preliminary approval of the proposed minor subdivision subject to the following condition:

1. That the applicant obtain City Council approval for the proposed rezoning of this parcel;
2. That Parcel "B" be deeded to the City of East Providence for open space use and that the Final Plans include the appropriate notation to reflect this dedication;
3. That the final plans be revised to reflect the rezoning of Parcel B from C-1 to O-1;
4. That the title block be revised to indicate "Final Plan" status;
5. That the Final Plans be based upon the approved Preliminary Plans, and further that the Final Plan and supporting documentation meet the applicable requirements of the East Providence Land Development and Subdivision Review Regulations;
6. That development of Parcel A be limited to a single-family dwelling, due to the potential for traffic conflict at the adjacent intersection; and
7. A "hammerhead" driveway be installed on Parcel A to eliminate the need for backing out onto Centre Street.

Roll Call Vote

Mr. DiTraglia Aye

Mr. Fisher	Aye
Mr. Medeiros	Aye
Mr. Sullivan	Aye
Chairman Poland	Aye

Second Motion - Delegating Final Subdivision Approval to the Administrative Officer

On a motion by Mr. DiTraglia, seconded by Mr. Fisher, the Board recommends that final subdivision approval be delegated to the Administrative Officer who will sign and record the final plans once the aforementioned conditions have been met.

Roll Call Vote

Mr. DiTraglia	Aye
Mr. Fisher	Aye
Mr. Medeiros	Aye
Mr. Sullivan	Aye
Chairman Poland	Aye

Third Motion - Recommendation to City Council for Land Acquisition for Open Space Purposes

On a motion by Mr. DiTraglia, seconded by Mr. Fisher, the Board voted to recommend to the City Council that it endorse the acquisition of this parcel of land for open space purposes subject to final subdivision approval being granted by the Planning Board and rezoning of this parcel as Open Space-1.

Roll Call Vote

Mr. DiTraglia	Aye
Mr. Fisher	Aye
Mr. Medeiros	Aye
Mr. Sullivan	Aye
Chairman Poland	Aye

Fourth Motion - Rezoning Recommendation

On a motion by Mr. DiTraglia, seconded by Mr. Fisher the Board voted to recommend that the parcel be rezoned from C-1 to R-4 and OS-1 subject to the following conditions:

1. That Parcel "A" be restricted to single family use;
2. That Parcel "B" be deeded to the City for Open Space use.

Roll Call Vote

Mr. DiTraglia Aye

Mr. Fisher Aye

Mr. Medeiros Aye

Mr. Sullivan Aye

Chairman Poland Aye

Mr. Gordon stated that this rezoning will be heard at the next Council meeting on November 21, 2000.

On a motion by Mr. DiTraglia, seconded by Mr. Medeiros, the Board unanimously voted to send a letter of thanks to Councilman Rogers on his efforts to secure the maintenance of this parcel and also send a letter of thanks to the Agawam Hunt Club for the maintenance of this parcel.

B. Appl. #2000-17 Minor Subdivision, Whipple Avenue

Mr. Gordon went through the staff recommendation. He stated this is a two-lot subdivision on existing frontage. There are no sidewalks and curbing on this street. The proposed subdivision involves a lot with a total area of 26,619 square feet. It is improved with a single family residence and a detached garage which is proposed to be demolished to make way for a new single-family home with a attached garage. He stated the proposed subdivision is consistent with the Zoning requirements for this district. It is an R-5 zoning which requires a minimum of 7,500 square feet; 75 feet of lot width and 100 feet of lot depth with dimensional setbacks for the structure of 15 feet side yard, 20 feet front and 25 feet rear. Mr. Gordon also pointed out to the Board that Lot A has the building envelope outlined in dashed lines and a proposed house shown within that envelope and the existing garage to be demolished. The two lots will both meet the minimum area requirement and Lot B will contain the existing residence; Lot A will contain the new dwelling with an underground garage.

Regarding the waivers, Mr. Gordon said the applicant is requesting waivers from the requirements for sidewalks and granite curbing. He noted that the Department of Public Works has recommended that neither waiver be granted and that the Planning Department concurs with them. Mr. Gordon stated that Bullocks Point Avenue has granite curbing and sidewalks and the waivers of sidewalks and granite curbing should be denied for safety reasons. Sidewalks and granite curbing should be installed along the frontage of both of these parcels which will amount to approximately 220 feet of curbing and sidewalk. Mr. Gordon stated that the proposed subdivision is consistent with the Comprehensive Plan in that it calls for mixed uses. It also complies with Zoning and Planning does not see any adverse impacts nor difficulty in building on this lot. Staff does point out and recommend that erosion control measures such as hay bales be installed as part of the development of this lot. Mr. Gordon said that there is a steep grade on Lot A which drops from a 70 foot elevation in the southeast corner down to about 60 feet at the northwest corner. Staff recommends that preliminary and final approvals be combined and also that the plan be signed by the Administrative Officer if the Board gives final approval.

Mr. Gordon concluded by noting that staff was recommending the final subdivision be approved subject to the four conditions below:

1. that the title block be revised to indicate Final Plan status;
2. that the Final Plans be based upon the approved Preliminary Plans,
3. that the Final Plan and supporting documentation meet the requirements of the East Providence Land Development and Subdivision Review Regulations;
3. that the existing detached garage be demolished; and
4. that erosion control measures be installed prior to the construction of the new dwelling and that a notation to this effect be placed on the plan by the engineer.

Mr. Sleprow commented about the waivers and noted that sidewalks would not serve any purpose on the plan and would be an unreasonable expense to the developer. He stated in the past that the Board has considered the requirement of granite curbing as a must, but has allowed waivers of sidewalks.

Mr. Poland asked if, at this time, the applicant was dropping their request for the waiver of curbing? Mr. Sleprow stated no, they are asking for both waivers. Mr. Poland stated he would vote not to put them in on lots like this, but if someone owned the lot individually they could build a house on the lot and they would not have to put in sidewalks or curbing, but because you are breaking this lot off from another piece, you have a lot that exceeds all the recommended sizes for zoning in that area and to require you to take and put granite curbing and sidewalk for 230 feet all the way up from the entire length of the side of that lot in an area where there is no granite curbing or sidewalks except on Bullocks Point Avenue, doesn't seem that you would have to do it.

When this was discussed in the original ordinance Mr. Poland said he asked what would happen if there was a small subdivision with no granite curbing and no sidewalks in the area. He said the answer he got was with a lot like that they would not recommend that they put in curbing or granite sidewalks just to conform with the neighborhood. He stated he would vote to grant the waiver from the granite curbing and sidewalk requirement on this lot.

Regarding the granite curbing, Mr. Sullivan stated that on Lot A he noticed there is a drywell on private property in front of the garage to be demolished. He said there must be a water problem down there in that they get a lot of water on that property. Because of this he stated the Board should approve the granite curbing to act as a dam to let the water run along the street and then when the new driveways go in they should be elevated higher than the gutter so that the water does not go down the street and flood house number 1 on Whipple Avenue which seems right now to get all the runoff from both Lots A and B. He stated the dam created by granite curbing would help divert the flow of water away from these properties and in the street. He said in front of Lot A there is a slight berm and that berm is backed up by railroad ties which are buried under the leaves. He feels that all precaution should be taken to prevent any water from running down on the Whipple Avenue lot. He would recommend the granite curbing.

Mr. DiTraglia asked about the erosion and how much there would be on the land. Mr. Gordon stated it is a fairly good slope and the hay bales would be put there just until the site was stabilized. Ms. Boyle stated that erosion control is there for the construction period until it ground is stabilized and the grass has grown in. Mr. DiTraglia asked if after the grass is grown would there be any erosion? Mr. Gordon stated it depends on how it is graded. He stated it is dropping from 70 to 60 in about 60 feet which is a dramatic slope. The applicant, Cary White, 880 Bullocks Point Avenue answered that he is proposing to build a retaining wall out of stone and fieldstone on the left side of the house where the driveway is going in on the front of the house. He said it will be built into the bank with rock. Mr. DiTraglia asked if Mr. White was a licensed engineer or contractor. Mr. White answered that he is a licensed contractor, but not a licensed engineer. Mr. DiTraglia asked if he has studied this to make sure that the bank will not collapse. Mr. White stated he consulted with other people and they walked around out there and they agreed that putting a rock retaining wall will avoid any further problems down the road. Mr. DiTraglia stated that if he was to build a better wall rather than just imbedding the rocks into the embankment he would be more comfortable with it.

Ms. Boyle stated the developer may want to consider shrubs along that boundary line because loam and seed may not hold. She said that in some of the City's landscaping projects there were different types of shrubs used to hold the slope better. TapeB909 Mr. Sullivan stated he would like to prevent the water from going near the property boundary. Ms. Boyle suggested that the City Engineer's suggestion about the submission of a grading plan would be appropriate at the building permit stage and could be made as another condition of approval. A neighbor at One Whipple Avenue asked if they could have any guarantee about any runoff prior to the building of the proposed house and asked if the developer can build the house anywhere on the lot? Mr. Poland stated they

can build anywhere within the dotted line (i.e. 15 feet from each side, 20 from the front and 25 from the back). According to the plans submitted the house will be built in the front right hand corner and it will be a single family house. Mr. Poland stated that this should also be part of the Board's condition that it be a single family house only and with no further subdivision of the property. Mr. Sullivan asked what it means that there be no further subdivision. Mr. Poland answered that since the lot is 12,000 square feet and zoned R-5 the developer could go to the Zoning Board and asked that they subdivide the property after going to the Planning Board, but that Mr. White has agreed that when the deed is recorded there will be a restriction on the deed that it will never be subdivided in the future by himself or any other owner. The house will always remain a single family dwelling.

Mr. Timothy Errington, 3 Whipple Avenue states that his family owned the property before the Blacks did. He stated he does not see a need for sidewalks on the street and it would be very odd to have one house with a sidewalk when the others do not. He said they have landscaping timbers to help keep the water from running into the yards.

Mr. DiTraglia asked if they have a water problem who is responsible to fix it? Mr. Conley stated that traditionally the City always tries to service the homeowners.

Ms. Boyle stated she would like to emphasize that the granite curbing definitely performs the function of controlling a lot of the drainage. Under the City's granite curbing program should the developer not be required to put that curbing in, the property owner has the right to come in and request that the City install the curbing through the City's curbing program, with the taxpayer paying for the cost of the curbing. TapeB053

Motion on the Waiver of Sidewalks

On a motion by Mr. Fisher, seconded by Mr. Sullivan, the Board voted to approve the requested waiver for sidewalks.

Roll Call Vote

Mr. DiTraglia	Aye
Mr. Fisher	Aye
Mr. Medeiros	Aye
Mr. Sullivan	Aye
Chairman Poland	Aye

Motion - Waiver of Granite Curbing

On a motion by Mr. Fisher, seconded by Mr. DiTraglia, the Board voted to approve the waiver for granite curbing on Lot "B" but install the granite curbing in front of the new house on Lot "A".

Roll Call Vote

Mr. DiTraglia Aye

Mr. Fisher Aye

Mr. Medeiros Nay

Mr. Sullivan Aye

Chairman Poland Aye

Motion on the Subdivision for Preliminary and Final Approval

On a motion by Mr. Fisher, seconded by Mr. DiTraglia, the Board voted to approve the preliminary and final subdivision subject to the four listed conditions plus two additional conditions, nos. 5 and 6:

1. that the title block be revised to indicate Final Plan status;
2. that the Final Plans be based upon the approved Preliminary Plans and that the Final Plan and supporting documentation meet the requirements of the East Providence Land Development and Subdivision Review Regulations;
3. that the existing detached garage be demolished;
4. that the submission of a grading plan for erosion control measures be submitted on the site plan, application, and grading plan prior to the construction of the new dwelling and that a notation to this effect be placed on the plan by the engineer;
5. the dwelling will be limited to a single family house;
6. there will be no further subdivision of the property in the future.

Roll Call Vote

Mr. DiTraglia Aye

Mr. Fisher Aye

Mr. Medeiros Aye

Mr. Sullivan Aye

Chairman Poland Aye

C. Partial Bond Reduction - Kent Heights Subdivision, Winfield Tucker

Ms. Boyle explained that the recommendation included in the Board's package did not contain the Public Works memorandum in time for inclusion in the packet. We had gotten an indication from them that it would be a partial release rather than the final release as requested by the Mr. Tucker. She distributed the memorandum from the City Engineer to the Board explained the outstanding items were. This was also faxed to Mr. Tucker. She said the subdivision is very close to being completed and there are a few items that are outstanding. The completion of concrete sidewalks, installation of three granite bounds, street trees and detention pond plantings, and a few corrections that need to be to the as built drawings which were submitted. Of the \$69,000 that is being held, staff recommends that \$64,000 be released and that \$5,000 be held until those outstanding items are completed. Ms. Boyle stated if the Board is satisfied with the staff recommendation that the final release of the \$5,000 be delegated to the Administrative Officer so that Mr. Tucker does not have to come before the Board again. Tape B 288

Mr. Tucker stated the reasons that these materials have not been put in was because they were still putting up the houses and they did not want to destroy any concrete sidewalks before the houses were put in. Also he stated the granite bounds are not in yet because the City has been working in that area and he is waiting for the City to finish so that he can put in the granite bounds. He stated as soon as it is suitable they will be installed. He stated he spoke with the City Engineer on these issues earlier and said the street trees have been completed and passed by the inspector. He stated he would correct the as-built plan.

Mr. Poland stated he saw the property and noticed that they did a good job in marking all the bounds and water lines. Mr. Poland told Mr. Tucker that he is obligated to complete the concrete sidewalk openings in the driveways and the three granite bounds even before the houses are done in order to receive all your money back this is just in case a house is not built for twenty years, at least the sidewalks will be in place. Mr. Tucker stated he understands. Mr. Poland stated it will then be the responsibility of the builder to take care of the sidewalk or replace it if it gets broken. Tape B453

On a motion by Mr. DiTraglia, seconded by Mr. Fisher, the Board voted to release \$64,000 of the \$69,000 and have the City hold the \$5,000 until the completion of the improvements listed in accordance with the approved subdivision plan and resubmission of the as-built drawings, and that the remaining \$5,000 will be released by the Administrative Officer.

Roll Call Vote

Mr. DiTraglia	Aye
Mr. Fisher	Aye
Mr. Medeiros	Aye
Mr. Sullivan	Aye
Chairman Poland	Aye

D. Final Approval of Recreation, Conservation and Open Space Plan.

Ms. Boyle stated staff had a public hearing on the RECOS Plan and produced a number of comments on the Plan. She said Mr. Gordon has amended the draft Plan to incorporate the comments received by the Planning Board at the public hearing, as well as comments from correspondence received.

Mr. Gordon went through the changes made as a result of the public hearing. Mr. Gordon stated that staff had asked Parks and Recreation to submit revised figures for the 2000-01 budget as well as other figures on recreation participation. All the numbers are for 1999-2000 for the last fiscal year and the budget figures will be for 2000-2001. Within the implementation plan itself, staff responded to comments made by the president of AYSO made two (2) changes; first, the reconstruction of the DelleFemine football field was moved up from Year 4 to year 2 for \$40,000 and in Year 4 the plan includes new reconstruction of DelleFemine Field at a cost of \$800,000 which is proposed to be finished by a 50/50 match of City and other funding sources. Mr. Gordon stated that Figure 3-1 showing both private and public recreation and open space facilities, show both private and public and will be noted on the updated sheet. Mr. Gordon also noted that Resolutions in support of the RCOS Plan will be prepared for the City Council, which is scheduled to consider the plan on November 21. At that time, we hoped to secure Council adoption of this Plan. The Plan, in turn, will be forwarded to the State and then the City will be in a position to apply for various funding sources.

Mr. Poland stated his only concern was for the timetable, but there is nothing in the Plan that he objects to. He commended staff on the good job they did on the Plan.

Mr. DiTraglia asked if there was a list that stated approximately how much the proposed projects were going to cost for the six years. Mr. Gordon stated that with DellFemine Field it is \$8,850,000. Mr. DiTraglia stated he thinks it is a great plan for a six year timetable since the City will invest \$8,850,000 not counting the grants that it will get. He said it would be a good idea when this is presented to the Council to also break it down for them and present it in six or seven year periods. Mr. DiTraglia asked about the Seaview project. Ms. Boyle stated there has been a proposal for several years to build a tot-lot behind the Carousel. At one point the City actually had funding from a private

source, but the project did not proceed because of concerns by members of the Carousel Commission whether this was appropriate. Ms. Boyle stated that Planning still thinks it is a good idea, especially since it could be used by the children of the Terrace and Seaview Subdivision without having to cross the street.

Mr. Sullivan asked about the letter submitted by the Youth Soccer DelleFemine Field and their complaints about the problems at the DelleFemine Field and how they could eliminate some of the problems by rehabilitating this field. He stated there was a meeting at the Legion regarding this and they invited the abutting neighbors and there was no one in that meeting that was for the rehabilitation other than the people running the programs and he stated that the proposal does not have public support. Mr. Sullivan questioned the money that will be spent on the Plan for research and investigation. Ms. Boyle stated the money would be spent on a landscape architect or an engineer to put together the Plan and that this is a very important part of the Plan. She said a lot of the concerns expressed by neighbors are aired out as part of that master planning process, and it is at that stage where they would discuss drainage. She explained that the City cannot get state or federal funds if it does not have a well thought-out plan. She stated that if you look through the list there are a lot of projects here and the City has saved money in the past by putting together some excellent plans with in-house staff. The only problems is that if you rely on in-house staff there are only so many hours in the day and other responsibilities get pushed aside. She said it is more prudent to budget for more outside professional services to do that work.

In defense of the Planning Department, Mr. Medeiros stated that the Department is responsible for many projects and that staff planners are assigned as liaisons to different City Boards and their time is limited.

Mr. Medeiros asked how they could consider the enlargement of the DelleFemine Field when Sunnybrook Estates could not be developed because of the wetland problems which is in that same area of DelleFemine Field. Ms. Boyle answered that the reason the City is receptive to the suggestion of the Youth Sports Alliance in extending the baseball field since the field is used for so many sporting activities. She said there is a problem with parking and traffic with that neighborhood and to continue that existing situation is doing a disservice to that neighborhood. One of the suggestions by the Youth Sports Alliance in addressing the parking issues was to extend the field. Ms. Boyle stated that there may be some drainage and other issues associated with it, but she believes the idea has enough merit to consider for a plan.

Mr. Medeiros stated that there was discussion on relocating the baseball diamond, and the football field. Ms. Boyle stated that is why the professionals will come up with what the best configurations are. Right now this is a plan that we want to explore. All these issues will be addressed once we get to the preliminary planning stages. She stated there needs to be something done about the parking problems and traffic problems in that area and there is a need for additional field space at that location. She stated staff will also be looking at safety issues regarding the wooded area behind the field and also environmental and cost considerations.

Motion

On a motion by Mr. DiTraglia, seconded by Mr. Fisher, the Board voted to recommend approval and adoption of the Recreation, Conservation and Open Space Plan by the City Council.

Roll Call Vote

Mr. DiTraglia Aye

Mr. Fisher Aye

Mr. Medeiros Aye

Mr. Sullivan Nay

Chairman Poland Aye

V. CONTINUED BUSINESS

1. Staff Report

Ms. Boyle asked the Board if they could complete the survey regarding training programs that was submitted to them. She explained that this agency through the American Planning Association, is putting together training programs for boards and commissions and asked to get an idea of what areas of training the Board would be interested in receiving. She said this is also being supported by the RI Builders Association.

Regarding the Waterfront Plan Ms. Boyle stated there will be a lot of work associated with that. The Department has been working with the Law Department and other departments to try to put together changes to the Comprehensive Plan, changes to zoning, Redevelopment Authority. These projects will be taking a great deal of this Department and the Board's time as well.

Ms. Boyle stated there will be more development proposals in the future and there is another large development coming in for a 100,000 square foot office building in East Providence, but stated she is not yet at liberty to give the location. Also a large manufacturing development that will require a rezoning and a Comprehensive Plan amendment will be on the agenda within the next couple of months. She states that there will be more zoning changes before the Board in December.

VI. COMMUNICATIONS

On a motion by Mr. DiTraglia, seconded by Mr. Fisher, the Board voted to unanimously accept the following communications and make them part of the office record.

A. Memo dated 11/17/00 to the Zoning Board of Review regarding Requests for Variance or Special Use Permit to be held on 11/22/00;

B. Memo dated 10/13/00 from Michele Campbell, National Trust for Historic Preservation regarding the October 16-21 conference.

The Board noted that even though it was listed as an agenda item they did not receive this memo in their packet regarding the conference. This was an oversight and Stephanie will put it in their December packets. Ms. Boyle explained that one of the big features of this conference is that they take their members around and show them historic sites. She noted the National Trust was looking for suggestions on historic sites throughout the state through these mobile workshops and thought the Board might be interested in participating.

VII. ANNOUNCEMENT

Next Meeting - Tuesday, **December 12, 2000, 7:30 p.m.**, Room 306.

VIII. ADJOURNMENT

On a motion by Mr. Fisher, seconded by Mr. DiTraglia, the Board voted unanimously to adjourn at 9:40 p.m..

Respectfully submitted,

Joseph Medeiros, Secretary

JM/JMB/sac