

Planning Board Meeting Minutes
February 18, 2010, 7:00 p.m.
Council Chamber

Members Present:

Naomi Neville, Chair
Richard Carrubba, Vice Chair
James Dring
Mary Moniz
Deborah Melino-Wender

Members Absent:

Tanya Kelley, Secretary
Michael J. Murray
Lisa Weyandt

Staff Present:

Andrew DeIonno
Joyce Hottenrott

Roll Call and Determination of Quorum:

The Chair called the meeting to order 7:00 p.m. Mr. Carrubba called the roll determined a quorum of Board members present.

Demolition Permit Applications:

309 Spring St., Plat 27, Lot 177, The Saint Clare Home

A motion was made by Ms. Moniz to continue the application to the next Planning Board meeting. The motion was seconded by Mr. Dring and unanimously approved.

8 Lakeview Ave., Plat 38, Lot 72

Jon Seibold, Old Port Homes, represented the owner, Olivia Dineen for her application to demolish the 24 x 40 foot, single-story ranch and replace it with a new single family structure with a detached garage. The Chair acknowledged that the property has significant drainage issues and Mr. Seibold stated that Ms. Dineen hired a civil engineer, Bob Blanchard, to mitigate storm water runoff. Mr. Blanchard stated that he is still in the process of developing the drainage plan. His initial proposal is to allow drainage to go through the property. He will take into consideration additional runoff when designing the new driveway. The new driveway may or may not be pervious taking into consideration additional runoff from the new construction.

The chair stated that the Historic Preservation Planner's report indicates that the house does have some historic significance, but not within context of immediate neighborhood.

Mr. Seibold stated that abutting properties were contacted and comments were received. The new structure will conform to zoning regulations and a topographical survey will be conducted to determine the grade.

Mr. John Ambrogi of 10 Lakeview Avenue spoke in opposition to the application. He also stated that he has an opposition letter from the owners of 6 Lakeview Avenue (the McGinty's) that he read into the record. Mr. Ambrogi stated that he contacted Ms. Dineen to discuss the demolition and the subsequent new dwelling. Certain construction ideas were suggested. He also requested that she determine the source of runoff. Mr. Ambrogi requested the Planning Board allow the drainage analysis to be completed prior

to allowing the physical demolition. The Planner stated that a storm water drainage plan would need to be designed and approved by the Building Official prior to issuance of a demolition permit.

Mr. Carrubba asked if there was an initial determination of the source of the water. Mr. Blanchard stated that it appears to be traveling east to west.

The Planner stated that the Utilities Dept. would also be involved in the review process.

Mr. Seibold stated that a hazardous materials company was contacted and will produce a report once permission is granted for the demolition from the Planning Board.

The Chair also mentioned a condition that demolition be allowed only between the hours of 8 AM to 5 PM and with a restricted length of time of 2 weeks.

The chair reiterated that a licensed civil engineer will need to mitigate drainage.

Mr. Ambrogi stated that if he has assurances of review by the two departments he would be satisfied.

The planner stated that section 15.26 of the ordinance stipulates that a drainage plan be so filed with the city.

A motion was made by Mr. Carrubba, seconded by Ms. Moniz that the demolition permit application is consistent with the five findings of the Comprehensive Land Use Plan as read by the Planner and with the following conditions:

1. Hazardous materials within the structure will be abated prior to application for a demolition permit from the Building Official.
2. Demolition take place only between the hours of 8 am to 5 pm, weekdays only.
3. Demolition shall be completed two-weeks from inception of activity.
4. All requisite City departments approve a soil erosion and stormwater control plan produced by a Rhode Island licensed engineer prior to seeking Building Official's demolition permit issuance.

The motion was unanimously approved.

Minor Subdivision, 100 Rhode Island Avenue, Plat 23, Lot 145

The proceedings were recorded by Ms. Nancy Simoes of Allied Court Reporters. Matt Leys, attorney for the applicant and John Reed, P.E., Principal and President of Stone Gables Inc. of 100 Rhode Island Ave. were both present to represent the request for a two-lot minor subdivision.

The entire parcel is approximately 52,000 sq. ft. in area. The proposed parcel A contains a 7-unit multi-family and will conform dimensionally for an R-20 zone at approximately 32,696 sq. ft. The proposed parcel B will also conform at 20,140 sq. The density of parcel A will conform at 3,000 sq. ft. per unit. The intended use for Parcel B will be to construct a one or two family dwelling. A rendering was previously submitted; however, Mr. Leys provided a concept rendering to board members. Mr. Reed reported that he met with the previous historic preservation planner for the city to discuss the development.

Vehicles enter through a shared curb cut and shared driveway on the southwest corner of the parcel, at the corner of Rhode Island Avenue and Catherine Street. The new lot B will be accessed through the same location. The stone wall will be retained. One of the options to contain surface runoff will be through the use of pervious surfaces.

There are approximately 20 trees on both parcels. During a meeting with Scott Wheeler, the City's Tree and Ground Supervisor, it was determined that two trees were beyond the option of saving; however the more valuable specimens will be retained and the alternate parking plan will provide for the preservation of the trees.

A motion was made by Ms. Melino-Wender to find the minor subdivision consistent with the required findings of the subdivision regulations as read by the planner and in accordance with Goal 2, Policy 2A and Goal 6. The motion was seconded by Mr. Carrubba. The motion was denied 4 to 1, Ms. Moniz voted nay.

A motion to reconsider the application as an amended application for the next Planning Board meeting was made by Ms. Melino-Wender and seconded by Ms. Moniz. The motion was unanimously approved.

Proposed Zoning Amendments:

Wind Ordinance: The City Council agreed to provide guidance to the Planning Board via information through the Planning Department.

Minutes:

A motion to approve the minutes of January 21, 2009 was made by Ms. Melino-Wender, seconded by Mr. Carrubba and unanimously approved.

Communications:

A motion to approve the communications was made by Ms. Melino-Wender, seconded by Mr. Carrubba and unanimously approved.

Reports:

Aquidneck Island Planning Commission: Ms. Moniz reported that the commission continues to focus on regionalization.

Critical Area Review: There was no meeting.

Redevelopment Agency: Ms. Melino-Wender reported that per funding requirements, the RDA is supposed to act as a consultant to the building but the requirement is that the building be taken back by the city for its development. A boating facility is integral to the Ann Street pier and must go to the City Council before submitting an application to CRMC. In addition there are abutter concerns.

Comprehensive Land Use Plan Update: the subcommittee met prior to this planning Board meeting and great strides have been made with the economic development aspect. The planner reported that an outside editor/graphic designer will be hired.

Adjournment:

A motion to adjourn the meeting at 8:25 p.m. was made by Mr. Carrubba, seconded by Ms. Melino-Wender and unanimously approved.

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