

PLANNING BOARD MEETING OF JUNE 12, 2007

PLACE: TOWN HALL BANQUET ROOM

Meeting called to order at 6:30 P.M. by Chairman Fleurent

**I. ADMINISTRATIVE BUSINESS**

A. Quorum/Attendance

Members Present –

Members Not Present – James Holmes, Marinus Vander Pol

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes –

Timothy Cox motioned to accept the minutes to the May 22, 2007 meeting. Gary Staffon seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills –

1.) Mileage – Al Borges - \$108.64

Gary Staffon motioned to pay this bill. Timothy Cox seconded. The vote was unanimous. The motion passed.

2.) Southcoast – Ads – Knowles Landing - \$161.00

Timothy Cox motioned to pay this bill. Gary Staffon seconded. The vote was unanimous. The motion passed.

3.) GAF Engineering - \$2,513.75

Knowles Landing - \$1,293.75  
Lighthouse Bed and Biscuit - \$1,220.00

Gary Staffon motioned to pay this bill. Dennis Vello seconded. The vote was unanimous. The motion passed.

D. Receipt of Plans –

1.) Definitive Subdivision – Pinto – Washburn Avenue – 2 (PH – 7/17/07)

Timothy Cox motioned to set the Public Hearing for either July 17, 2007. Gary Staffon seconded. The vote was unanimous. The motion passed.

E. Approval of Plans –

1.) Form A – Datco – 72 Sycamore Street

William Roth – The applicant wants to reconfigure 2 existing lot into 3 lots on Sycamore and Beach Streets. Lots one and two meet the frontage and lot three is non-conforming. I am recommending endorsement.

Wayne Hayward – In the final analysis, they're creating a new lot. Beach Street needs to be constructed.

Discussion ensued regarding the third lot (that it's not buildable) and the condition of Beach Street and Newbury Avenue.

Chairman Fleurent – The Building Inspector has to know that that lot is not buildable.

Timothy Cox – I think a note needs to be put there.

Gary Staffon motioned to endorse the ANR plan with a note on the plan that until adequate frontage and area are provided, the lot is not buildable. Albert Borges seconded. The vote was unanimous. The motion passed.

F. Other - Street Acceptance

1.) Potter Street – Mylar

The Board signed the mylar accordingly.

**II. PUBLIC HEARINGS**

1.) Special Permit – Omnipoint Communications, Inc. – 427 Sconticut Neck Road (cont'd from 4/10/07)

William Roth – I have not received any re-submittal from the applicant; therefore, they are requesting that the hearing be continued to August 14, 2007.

Gary Staffon motioned to continue the public hearing to 8/14/07 at the applicant's request. Dennis Vello seconded. The vote was unanimous. The motion passed.

2.) Definitive Subdivision – Barbara McCoy – 307R Wigwam Beach Road (cont'd from 4/24/07)

William Roth – I received a continuance request this afternoon asking to continue to 6/26/07.

Wayne Hayward motioned to continue the public hearing at the applicant's request to June 26, 2007. Gary Staffon seconded. The vote was unanimous. The motion passed.

3.) Special Permit – Lighthouse Bed and Biscuit – Narragansett Boulevard (cont'd from 4/24/07)

William Roth – Before I start, I want to make the applicant aware that there are 2 planning board members missing tonight. Therefore, they are automatically down to six members. I do not know how they wish to proceed. If they go forward, Mr. Vander Pol and Mr. Holmes can't participate.

Wayne Hayward – We received a 46-page document on Friday and it's now just Tuesday. I think it would be prudent if they continued this. There's no way I'm voting for this tonight. It's frustrating because there are a lot of people here and we can't speak on it unless they go forward, and I believe that they should not.

David Davignon (engineer for the applicant) – We are requesting a two-week continuance.

William Roth – The agenda for that meeting is quite large.

Wayne Hayward – How about July 17?

William Roth – Not as bad.

Gary Staffon motioned to continue the public hearing to July 17, 2007 at the applicant's request. Timothy

Cox seconded. The vote was unanimous. The motion passed.

Discussion ensued on the CPC committee and the award letters.

Discussion ensued on public hearing continuances, the consequences and the Mullin Rule.

Discussion ensued on the need to have a second hearing date in July. The Board decided to reserve July 31, 2007 for the second hearing date.

Gary Staffon motioned to adjourn. Timothy Cox seconded. The vote was unanimous. The motion passed. The meeting was adjourned at 7:48 p.m.

Respectfully submitted,  
James Pelland, Secretary  
To the Planning Board