

PLANNING BOARD MEETING OF MAY 27, 2008

PLACE: TOWN HALL BANQUET ROOM

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

### **I. ADMINISTRATIVE BUSINESS**

#### A. Quorum/Attendance

Members Not Present – Gary Staffon

Planning Director William Roth was also in attendance.

#### B. Acceptance of Minutes –

Timothy Cox motioned to accept the minutes to the May 13, 2008 meeting. Albert Silva seconded. The vote was unanimous. The motion passed.

#### C. Planning Board Bills –

##### 1.) Staples – Supplies - \$1,030.20

Timothy Cox motioned to pay this bill. Marinus Vander Pol seconded. The vote was unanimous. The motion passed.

##### 2.) GAF Engineering - \$1,163.32 – Lighthouse Bed and Biscuit - 2

Timothy Cox motioned to pay this bill. Marinus Vander Pol seconded. The vote was unanimous. The motion passed.

#### D. Receipt of Plans - None

#### E. Approval of Plans – None

### **II. SPECIAL PERMIT**

#### 1.) Lighthouse Bed & Biscuit 2 – 5 Bridge Street (cont'd from 5/13/08) (Mr. Vander Pol abstains)

Chairman Fleurent – Does the Petitioner agree to the 25 conditions?

Richard Reilly – Yes.

Wayne Hayward motioned to approve the permit. Albert Borges seconded. The vote was 6-0 in favor, Mr. Vander Pol abstained and Gary Staffon was absent. The motion passed.

### **III. CONSULTATION**

#### 1.) Joseph Jacintho – Diamond Street

Steve Giosa (SITEC Engineering) – We're located at the southeast corner of Diamond Street and Club Street, which is off Sconticut Neck Road. Mr. Jacintho owns the land east of the last house. It's a one and a half acre parcel. He's looking to explore the option of constructing a single family home in this area. It's mostly upland and that's where he's looking to build. He would need to create access. There is town sewer and water available. We're here to get a sense from the board as to how they would want them to proceed.

Chairman Fleurent – The lot is 25,000 square feet?

Steve Giosa – Just under.

Chairman Fleurent – Does it meet the upland requirement?

Steve Giosa – We haven't calculated it.

William Roth – I asked him to come in to ask the Board what potential improvements might be required.

Timothy Cox – Is Diamond Street a paper street all the way down?

Steve Giosa – Yes.

Wayne Hayward – What's the width of Club Street?

Steve Giosa – It varies between 14-feet to 17-feet.

Wayne Hayward – How far are you proposing to improve Diamond Street?

Steve Giosa – Roughly 75-feet. We're trying to avoid going into the wetlands.

Wayne Hayward – I'm pretty sure Diamond Street is accepted.

William Roth – The issue is whether the Board would allow the gravel, on both streets, and make them improve Club Street to a uniform width of 18-feet.

Chairman Fleurent – I think they should look at Club Street if they're going to do Diamond Street.

Wayne Hayward – The abutters may have issues with wetness and water.

Steve Giosa – If the Board's comfortable with gravel, that shouldn't be a problem.

Wayne Hayward – We should hear from BPW on this as well.

William Roth – I think Club Street should be improved to 18 feet with gravel added in.

William Roth – SRPEDD has a cost overrun on the survey project. So, I propose SRPEDD send a revision of \$2,050 for the Chairman to sign and send a bill. (Marinus Vander Pol motions as such. Wayne Hayward seconded. The vote was unanimous in favor. The motion passed.)

William Roth – I have been discussing with BPW the storm water phase II permit. If the Board doesn't mind, I'm going to help them look at storm water regulations revisions. Then, we can have a joint Board discussion on this.

Wayne Hayward – I would like to keep involved in this.

Marinus Vander Pol – I would like to see Conservation involved.

William Roth – I believe they will be brought in.

Timothy Cox motioned to adjourn. Marinus Vander Pol seconded. The vote was unanimous. The motion passed. The meeting was adjourned at 7:21 p.m.

Respectfully submitted,

James Pelland, Secretary  
To the Planning Board