

Planning Board Meeting Minutes

Hybrid Meeting, Benjamin Eddy Bldg., 6 South Killingly Road
Thursday, February 17, 2022

A. Call to Order

Anthony Renzi, Chair, called the meeting to order at 6:37 PM.

B. Roll Call

Planning Board Members: Michael Carpenter; George Sackal; Warren Ducharme (via Zoom); David Paolissi; Anthony Renzi; Susan Joyce; Secretary, Hilary Downes-Fortune.

Staff and Council present: Michael Antonellis, Planner; Denise DiFranco, Town Council President; David Paolino; and Joanna Achille, Solicitor.

Public present: Lynne Rider (via Zoom); Amita Rodman (via Zoom)

C. Approval of Minutes

Mr. Renzi asked for a motion to approve the February 2, 2022. Mr. Paolissi made a motion; Ms. Downes-Fortune seconded. Motion passed 7-0.

D. Site Plan Review – 183 Danielson Pike, AP 10 Lot 25-C;

David Paolissi, DP Properties LLC, represented by Renee Bevilacqua, Esq. (via Zoom)

Mr. Paolissi recused himself. Site Plans dated 1/14/22 were presented for discussion and approval. All approvals have been met (DEM, engineering, etc.) except for Planning Board approval. Mr. Ducharme asked if the gate position on Figure 2 allowed enough room for a vehicle to pull in off the road. Mr. Paolissi said yes, DOT approved the plan. Mr. Ducharme also asked if the impervious (unpaved) surfaces would be manageable in winter. He also about the retaining wall; Mr. Paolissi stated that it is a 2-foot-high poured concrete wall that is low enough to not need a guard rail. Lastly, Mr. Ducharme asked about the Advantex OWTS; Mr. Paolissi stated that it has been approved. Several people complimented the barn-like appearance of the building.

Mr. Renzi asked for a motion to approve the Site Plan as presented. Ms. Downes-Fortune made a motion to approve the plans; Mr. Carpenter seconded. Motion passed 6-0-1.

Mr. Paolissi rejoined the planning board.

E. WORK SESSION: Round Table Discussion with the Town Council—Blight on Rte.

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Denise DiFranco called the joint meeting/work session to order at 7:00 PM.
Additional council members/staff present: Heidi Rogers; Cheryl Hawes; Michaela Johnson, Deputy Town Clerk; Larry Desormier, Building & Zoning official

Discussion Topics:

- Updated photos presented of identified “blight properties”
- Proposed Economic Development Consultant: pay using ARPA funds with focus on entire town, not just Rte. 6; Mr. Antonellis is to develop scope for RFP
- Tools available for dealing with blight: state building code; commercial property underutilization regulations; safety violations (Notice of Unsafe Conditions form); proposed exclusion of delinquent owners from participation in tax sale; new/revised ordinances regarding property appearance to apply to new development and any change of use or expansion
- Establishment of Municipal Court to expedite cases involving blight and other violations

F. Adjournment

Mr. Renzi asked for a motion to adjourn. Mr. Sackal moved, Ms. Joyce seconded.
Motion passed 7 – 0. Meeting adjourned at 9:18 PM.

Respectfully submitted,

Hilary Downes-Fortune, Secretary