



# City of Woonsocket, RI

## Planning Board Meeting

**Date/Time:** Tue, June 2, 2020 | 6 p.m.

**Location:** Online Meeting via Zoom (see below for information on joining the meeting remotely)

### Agenda

- I. Call to Order
- II. Remote Meeting Announcement
- III. Vote to continue agenda items not completed due to technical difficulties to the next regularly scheduled Planning Board Meeting on July 7, 2020.
- IV. Attendance Review
- V. Correction/Approval of Minutes: Meeting of May 12, 2020
- VI. Old Business: None
- VII. New Business:
  - A. Bond Reduction: The City's Engineering Division has received a request from Vicon Properties to reduce the bond for Oak Grove Phase III to better align with the work left to complete. The Planning Board is required by section 11.1.4 *Release of Guarantee* of the subdivision regulations to approve bond reductions. The Planning Board will review the matter and vote on whether to approve the reduction.
  - B. Applications:
    1. Pre-Application Review | Major Land Development Application | Applicant: Woonsocket Redevelopment Agency | Owner: Woonsocket Redevelopment Agency & First Mendon Associates, LLC c/o Ray Bourque | Project Location: Parcels 51-1, 51-108, & 51-109 - north of Park East Drive behind (i.e. east) of Cumberland Farms | The applicant proposes to construct a light-industrial facility with associated driveway, parking, and loading zones. The applicant is seeking feedback from the Planning Board prior to submitting its Master Plan application. The applicant will present and discuss the project with the board. Board approval is not required for a pre-application review.
    2. **Public Hearing:** Preliminary Plan Review | Major Land Development Application | Applicant: GREP 1099 Social LLC | Owner: Mann Family Nominee Trust (Marc Mann, Trustee) | Project Location: 1099 & 1139 Social Street, Lots 35-24 & 35-22| The applicant proposes to alter lot lines, demolish a multi-family home, and build two single-tenant, single-story retail buildings of 7,225 and 9,180 sq ft and associated parking. Based on the plans submitted at the time this agenda was drafted, the application may requires waivers from the City's Subdivision Regulations, including 8.2.20 – Pedestrian Crosswalks and

8.2.7-6 – Sidewalks and Vegetative Buffers. The Planning Board may vote on the application at this Public Hearing.

- C. Amending section 11.1.4 *Release of Guarantee* of the subdivision regulations: The Planning Board will discuss the protocol for bond reductions and determine whether the City Planner should develop an amendment to the subdivision regulations for future consideration and passage by the Planning Board.
- D. Comprehensive Plan RFP: The Planning Board will designate a representative to participate on the search committee for a Comprehensive Plan consultant on behalf of the Planning Board.

VIII. Administrative Officer's Report

IX. Next Meeting Date: Tuesday, July 7, 2020 | Online via Zoom

X. Adjournment

### **Zoom Participation**

The public may join the meeting remotely. Video will be available via a computer, tablet, or smart phone. Audio-only is available via a phone dial-in option. Note, if your computer/device does not have a microphone/speakers, you can join the meeting via your computer/device to see video of the meeting, and then – separately – join the meeting via phone for audio and microphone capabilities.

The files the board will be reviewing will be uploaded to the City's Planning Board webpage prior to the meeting (<https://www.woonsocketri.org/planning-board>).

If all members are disconnected due to a software issue the meeting will stop. After ten minutes, if the software/internet issue continues and the board cannot reconnect to the meeting, the meeting will be postponed and all business on the agenda will be automatically continued to the next scheduled meeting.

### **Join Zoom Meeting**

Computer/smart device: <https://us02web.zoom.us/j/3586646419>

Phone: Dial by your location

- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Germantown)
- +1 312 626 6799 US (Chicago)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 358 664 6419