



City of Woonsocket, RI

Planning Board Meeting

Date/Time: Tuesday, April 6, 2021 | 6 p.m.

Location: Online or by Phone via Zoom

- Meeting ID: 830 5128 7222 Passcode: 12345
- Computer or smart device access:
<https://us02web.zoom.us/j/83051287222?pwd=anJhU05Od2dxZkQ5ZTJlcThqQWNQUT09>
- Phone Access: (929) 436-2866

Agenda

- I. Call to Order
- II. Attendance Review
- III. Remote Meeting Announcement
- IV. Vote on motion to continue advertised agenda items to the regularly scheduled Planning Board meeting on May 4, 2021 in the case of technical difficulties with the remote meeting.
- V. Correction/Approval of Minutes:
 - A. Planning Board Meeting of January 5, 2021
 - B. Design Review Meeting of February 2, 2021
- VI. Meeting Business
 - A. **Bond Reduction** | REPM Inc., the developer of Sunset Estates, has requested that its public improvement bond be reduced to 10% of the original bond amount following the acceptance of the subdivision's roadways by the City Council on March 15, 2021. The Planning Board may vote on a motion to reduce the bond amount.
 - B. **Informational Meeting: Major Subdivision – Master Plan Review** | Applicant/Owner: RLB Realty, LLC, c/o Susan Paquin | Project Location: 767 Social Street (Lot 21-251) | Project Description: The applicant is seeking to subdivide the existing single lot into two lots. The purpose is to have each existing primary structure have its own lot. The Planning Board may vote on a motion to approve the proposed Master Plan at this meeting.
 - C. **Minor Subdivision – Preliminary & Final Plan Review** | Applicant/Owner: Beauchemin Designs, Inc. c/o Edward Beauchemin | Project Location: 0 Elm Street and 0 Robinson Street (Lots 36-76 & 36-78) 0.1 miles from the intersection of Locust Street and Elm Street on the east side of the road | Project Description: The applicant is seeking to subdivide the existing two lots into three lots. The purpose is to create three buildable lots for the construction of single-family homes. The applicant has requested a waiver from section 8.6 of the subdivision regulations (sidewalks). The Planning Board may vote on a motion to approve the proposed Master Plan at this meeting.

- D. **PUBLIC HEARING: Study & Recommendation** | The City Council has requested that the Planning Board provide study and recommendation on ordinance 21-O-16 – *Amending the Comprehensive Plan of the City of Woonsocket, Rhode Island – Amendment #2021-CPA-01 – Change in Future Land Use Map Parcels 10-22 (Armory) and 10-13 & 18 (St. James Baptist Church)*. The Planning Board may vote on a motion to send a recommendation on this ordinance to the City Council.
 - E. **PUBLIC HEARING: Study & Recommendation** | The City Council has requested that the Planning Board provide study and recommendation on ordinance 21-O-17 – *Amending the Code of Ordinances, City of Woonsocket, Rhode Island Appendix C, Entitled “Zoning” Zoning Map*. The Planning Board may vote on a motion to send a recommendation on this ordinance to the City Council.
 - F. **Study & Recommendation** | The City Council has requested that the Planning Board provide study and recommendation on ordinance 21-O-19 – *Amending the Code of Ordinances, City of Woonsocket, Rhode Island Appendix C-Zoning to amend Section 2.1-6.6 Downtown Overlay District*. The Planning Board may vote on a motion to send a recommendation on this ordinance to the City Council.
 - G. **PUBLIC HEARING: Subdivision Regulations Amendment** | The Planning Board will review a proposed amendment to the City’s Subdivision Regulations. Substantive proposed changes include the allowance for certain administrative subdivisions to be based on Class IV surveys (Section 4.1.2 Class IV Surveys Allowed), the allowance for the Administrative Officer/Planning Board to waive the street tree requirement for small subdivisions/land development projects (Section 8.8.1 Street Trees), the requirement that developers implement dust control measures at development sites (Section 9.0.1), and the addition of a process for determining whether a change to a recorded plat is “minor” or “major” (Sections 12.5.1 Minor Changes and 12.5.2 Major Changes). Various technical changes have also been proposed to Section 3 & 6 (corrects section numbering), Sections 4.1, 5.1, 5.3, 6.1, 6.3, & 6.5 (alters number of plan copies required from applicants during review stages), 5.2.4 (adds section title), 6.1.2 (deletes redundant language), 12.2 (alters number of plan copies required from applicants for recording), and 12.4 (clarifies who should be notified following approved subdivision). The Planning Board may vote on a motion to approve the proposed amendment.
 - H. **Hawthorne Circle – Buffer Alteration Request** | Henry Peloquin Jr. has requested permission to remove and replace vegetation in a Planning Board mandated natural buffer along his eastern property line at 230 Hawthorne Circle. The Planning Board will review the request and determine whether it constitutes a minor or major change to a recorded plat. If the Planning Board considers the request a minor change, it may vote on a motion to recommend approval of the change to the Administrative Officer. If the Planning Board considers the request a major change, no action will be taken on the matter at this meeting.
- VII. Administrative Officer’s Report
 - VIII. Special Meeting Date – The Planning Board shall select a date for a potential special meeting in early May.
 - IX. Next Meeting Date: Tuesday, May 4, 2021 | Online via Zoom
 - X. Adjournment

Notes on Zoom Participation

- The public is encouraged to 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.
 - 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 (www.woonsocketri.org/planning-board/pages/meeting-files).
- 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.