



City of Woonsocket, RI

Planning Board Meeting

Date/Time: Tuesday, May 4, 2021 | 6 p.m.

Location: Online or by Phone via Zoom

- Meeting ID: 850 1348 6290 Passcode: 12345
- Computer or smart device access:
<https://us02web.zoom.us/j/85013486290?pwd=U0EvNlJYVFh5UU1iWUxFUU54OG5nQT09>
- 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 June 1, 2021 in the case of technical difficulties with the remote meeting.
- V. Correction/Approval of Minutes:
 - A. Planning Board Meeting of April 6, 2021
- VI. Meeting Business
 - A. **Bond Approval Amendment – Oak Grove Phase IV** | Oak Grove Phase IV was sold by Vikon Properties to Sac 39 LLC. The new owner has agreed to accept the Planning Board's previously approved bond amount of \$650,000. The new owner has requested that the Planning Board amend the Conditions of Approval associated with previously approved Bond Approval before he submits a bond for the project. The Planning Board will review the existing bond approval to determine whether its conditions remain appropriate given the transfer in ownership. The Planning Board may vote to amend the bond approval and its conditions at this meeting. The Planning Board may also vote to approve the release of Vikon Property's existing bond at the appropriate time in the bond transfer process.
 - B. **Minor Subdivision – Preliminary & Final Plan Review** | Applicant/Owner: City of Woonsocket | Project Location: 38 Burnside Ave (Lot 36-279) | Project Description: The applicant is seeking to subdivide the existing lot into two lots. The purpose is to create two buildable lots for the construction of single-family homes. The Planning Board may vote on a motion to approve the proposed Preliminary and Final Plan at this meeting.
 - C. **Study & Recommendation** – The City Council has requested that the Planning Board provide study and recommendation on ordinance 21-O-28 – *In Amendment of the Code of Ordinances, City of*

Woonsocket, RI, Appendix C, Entitled "Zoning" regarding Distilleries and Micro-Distilleries. The Planning Board may vote on a motion to send a recommendation on this ordinance to the City Council.

- D. **PUBLIC HEARING: Subdivision Regulations Amendment** | This item was continued from the April 6, 2021 Planning Board Meeting to the May 4, 2021 Planning Board Meeting. 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.

- VII. Administrative Officer's Report
- VIII. Special Meeting Date – The Planning Board will hold a special meeting on May 11, 2021 to review a Master Plan application for the redevelopment of Bernon Mills | Online via Zoom
- IX. Next Regular Meeting Date: Tuesday, June 1, 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.