



City of Woonsocket, RI

Planning Board Meeting

Date/Time: Tue, August 6, 2019 | 6 p.m.

Location: Harris Hall (3rd Floor of City Hall)
169 Main St, Woonsocket, RI 02895

Agenda

- I. Call to Order
- II. Attendance Review
- III. Correction/Approval of Minutes: Meeting of Tuesday, July 2, 2019
- IV. Old Business
 - a. Applications
 - i. None
 - b. Regulations
 - i. None
 - c. Other
 - i. Bike path (Segment 8B-1 – Truman Drive): update and next steps
- V. New Business
 - a. Applications
 - i. Preliminary and Final Plan Review | Minor Land Development Application | Singleton Street Solar Array | Owner/Applicant: Singleton Group, LLC | Project Location: Lot 7-17. The parcel north of Singleton Street, 500 feet west of the intersection with Harris Ave | The application proposes a ~250 KW ground mounted solar array in an I-1 (light industrial) district. This is an allowed use in an I-1 district. No waivers from the Subdivision Regulations or variances from the Zoning Ordinance have been requested by the applicant.
 - b. Regulations
 - i. Amendment to Zoning Ordinance – Zoning Variances in Conjunction with Special Use Permits | The City Council may review this proposed amendment at their August 5 meeting and may vote to request study and recommendation from the Planning Board on the amendment. The amendment would allow developers to request a zoning variance in conjunction with a special use permit. If study and recommendation is requested by the Council, the Planning Board will discuss the amendment and provide a recommendation.
 - ii. Amendment to Zoning Ordinance – Various Technical Changes | The City Council may review this proposed amendment at their August 5 meeting and may vote to request study and recommendation from the Planning Board on the amendment. The amendment changes language about how zoning compliance is enforced, regulates home occupations, and regulates storage of commercial

vehicles. If study and recommendation is requested by the Council, the Planning Board will discuss the amendment and provide a recommendation.

- iii. Amendment to the Zoning Ordinance – Allowable Locations for Compassion Centers | The City Council may review this proposed amendment at their August 5 meeting and may vote to request Study and Recommendation from the Planning Board on the amendment. The amendment would allow compassion centers in more location in the city, but still restrict them from residential zones, areas within 1,000 feet of a school property, and areas within 200’ of a nursery school or head start. If study and recommendation is requested by the Council, the Planning Board will discuss the amendment and provide a recommendation.
- iv. Amendment to the Zoning Ordinance – Historic Structures Floating Overlay District | The City Council may review this proposed amendment at their August 5 meeting and may vote to request Study and Recommendation from the Planning Board on the amendment. The amendment would make technical changes to the Historic Structures Floating Overlay District section of the Zoning Ordinance. If study and recommendation is requested by the Council, the Planning Board will discuss the amendment and provide a recommendation.
- v. Amendment to the Zoning Ordinance – Zoning Board Fees | The City Council may review this proposed amendment at their August 5 meeting and may vote to request Study and Recommendation from the Planning Board on the amendment. The amendment would raise the fees required to appear before the zoning board. If study and recommendation is requested by the Council, the Planning Board will discuss the amendment and provide a recommendation.

c. Other

- i. Review and approve Oak Grove Phase II performance bond reduction
- ii. Review and approve the updated subdivision application form.
- iii. Cass Park Update

VI. Administrative Officer’s Report

VII. Next Meeting Date: Tue, September 3, 2019 (2nd floor conference room)

VIII. Adjournment

To:

MAYOR
Mayor

Lisa Baldelli-Hunt

CITY COUNCIL MEMBERS

President
Vice President
Member
Member
Member
Member

Daniel Gendron
Jon Brien
James Cournoyer
John Ward
David Soucy
Denise Sierra

PLANNING BOARD MEMBERS

Chairman
Ex-Officio Member
Secretary
Member
Vice Chairman

Kenneth Finlay
Jonathan Pratt
Stephen Crisafulli
Ron Miller
Roji Eappen

MEDIA

Woonsocket Call Daily Newspaper
Valley Breeze Weekly Newspaper
Providence Journal Daily Newspaper

CITY STAFF & ASSOCIATES

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Police Chief
Fire Chief
Director of Library
Director of Human Services
Schools Superintendent
Director of Planning and Development
Zoning Board Chairman
Zoning Official
Deputy Zoning Official
Building Inspector
Building Inspection Clerk
Director of Public Works
Maintenance
City Clerk
City Solicitor
City Treasurer
Recording Secretary

Eugene Jalette
Thomas Oates
Paul Shatraw
Linda Page
Linda Plays
Patrick McGee
Steven Lima
Alan Leclair
Carl J. Johnson
Peter Carnevale
Brad Ward
June Mousseau
Steven D'Agastino
Jeremy Fontaine
Chris Duarte
John J. DeSimone
Christine Chamberland
Pauline Washington

Cc:

Aide to Mayor
Zoning Clerk
City Planner

Susan Gaulin
Joan LeFrancois
Kevin Proft