



# City of Woonsocket, RI

## Design Review Commission Meeting Minutes

**Date/Time:** Tue, January 7, 2020 | 6 p.m.  
**Location:** Harris Hall (3<sup>rd</sup> Floor of City Hall)  
169 Main St, Woonsocket, RI 02895

I. Call to Order

Chairman Finlay called the meeting to order at 6:02 p.m.

II. Attendance Review

Members in Attendance:

1. Ken Finlay
2. Roji Eappen
3. Wendall Gardner
4. Jon Pratt

Members Not in Attendance:

1. Ron Miller

Others in Attendance:

1. Kevin Proft, River Corridor Review Officer
2. Theresa Dunigan, Recording Secretary

III. Review and Approval of Minutes:

- a. Motion to APPROVE the November 5, 2019 meeting minutes: Member Pratt  
Second: Member Gardner  
Discussion: None  
Vote: Passed 4-0-0

IV. Design Review Application: New Building for Consumers Propane | Applicant: Jeremy Caouette, Consumers Propane | Owner: Woonsocket Consumers Coal Co Inc. | Project Location: Lot 28-151. 139 Hamlet Ave, Woonsocket, RI | The applicant proposes the demolition of existing storage structures and the construction of a new, two-story warehouse in a MU-2 District.

Mr. Jeremy Caouette of 25 Manville Hill Road, Cumberland, RI 02864, representing Consumers Propane, and Mr. Dan Peloquin of 386 Moury Street, Woonsocket, RI 02895, the contracted architect for the project, spoke in front of the Commission.

Member Finlay led a brief discussion of the site plan details and the proposed new structure.

Mr. Caouette stated that the structure may include “wall pack” lighting, but a more modern, downward-facing version. He requested that the proposed condition prohibiting wall pack lighting be modified to prohibit flood lighting instead. The Board agreed.

Mr. Peloquin stated that the doors on the front and sides of the building would be security doors which do not come in decorative styles, so requested the proposed condition requiring more decorative doors be removed from the draft letter of approval and decision. The Board agreed.

Mr. Caouette and Mr. Peloquin stated that the engineered retaining wall design had not been completed, but would need to be prior to obtaining building permits. They requested that the proposed condition requiring the plans to show the actual retaining wall height and design prior to Design Review Approval be removed from the draft letter of approval and decision. The Board agreed, but stated that the area above said wall should be a vegetated area. Mr. Proft also requested that the area above the retaining wall be sided to the maximum extent practicable to avoid having an expanse of exposed foundation wall at the right rear of the building.

Mr. Caouette stated that the Engineering Department’s comments had been incorporated into the plans.

Mr. Kevin Proft suggested the following conditions to be included with the Commission’s approval:

1. A note will be added to the plans that all light fixtures will be LED, downward-facing, and will not be flood lights.
2. A note will be added to the plans that the corner trim board will be of a wider-variety to better approximate the look of a wood sided structure.
3. A note will be added to the plans that the façade color will include no more than two dominant colors and one accent color.
4. A note will be added to the plans stating that a vegetated area will be incorporated above the retaining wall at the right rear of the proposed structure.
5. The plans will be revised to show the removal of the L.P. tank located within the footprint of the proposed building.

Motion to APPROVE the Consumers Propane application including the proposed conditions:  
Member Gardner

Second: Member Eappen

Discussion: None

Vote:

Chairman Finlay

Yes

Vice-Chairman Eappen	Yes
Member Gardner	Yes
Member Pratt	Yes

<b>Motion Passed</b>	<b>4-0-0</b>
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V. Next Meeting Date:

The Design Review Commission will schedule the next meeting as needed.

VI. Adjournment

Motion to adjourn the meeting (6:27 pm): Member Gardner

Second: Member Eappen

Discussion: None

Vote: Passed - 4-0-0