



City of Woonsocket, RI

Planning Board | Design Review Commission | River Corridor Review Commission Meeting Minutes

Date/Time: Tuesday, May 2, 2023 | 6PM

Location: 2nd floor Conference Room – City Hall, 169 Main Street, Woonsocket, RI 02895

I. CALL TO ORDER

Chair Finlay called the meeting to order at 6:02PM.

II. ATTENDANCE REVIEW

Members in Attendance:

1. Kenneth Finlay, Chair
2. Wendall Gardner, Vice-Chair
3. Barbara Scanlon, Secretary
4. Radames Figueroa, Member
5. Jonathan Pratt, Member

Staff in Attendance:

1. Kenneth Kirkland, City Planner / Administrative Officer
2. Michael Debrosie, Planning & Development Director / Alt. Administrative Officer
3. Michael Lepizzera, City Solicitor
4. Veronicka Vega, Recording Secretary

III. REVIEW/ APPROVAL OF MINUTES

Motion to approve the Planning Board Minutes of March 7, 2022: Vice-Chair Gardener

Second: Secretary Scanlon

Discussion: None

Vote:

Chair Finlay:	Yes
Vice-Chair Gardner:	Yes
Secretary Scanlon:	Yes
Member Figueroa:	Yes
Member Pratt:	Yes

MOTION PASSED 5 – 0 – 0

IV. NEW BUSINESS

A. SUBDIVISIONS & LAND DEVELOPMENT PROJECTS

1. 226 St. Louis Avenue | Map B5, Lot 38-361 | Zone: MU-1, DROD
Public Hearing – Major Subdivision: Preliminary Plan Stage of Review
The Planning Board may vote on this matter at this meeting.

Chair Finlay stated his intention to recuse himself entirely from the present matter, as he is a direct abutter to the Project. He formally recused himself from the proceedings and played no role in discussion or voting on the matter. He formally handed over conducting the meeting to Vice-Chair Gardner.

Motion to open the Public Hearing: Secretary Scanlon
Second: Member Pratt

Discussion: Vice-Chair Gardner read the Notice of Public Hearing into the record.

Vote:

Chair Finlay:	Recused
Vice-Chair Gardner:	Yes
Secretary Scanlon:	Yes
Member Figueroa:	Yes
Member Pratt:	Yes

MOTION PASSED 4 - 0 - 0

Motion to approve the Preliminary Plan with two (2) additional conditions of approval: Secretary Scanlon

Second: Member Pratt

Discussion: Following the reading of the Notice of Public Hearing and with the Public Hearing open, City Planner Kirkland presented the Staff Report, reiterating that the existing vacant Bocce Club restaurant would be demolished, while retaining the original residential portion remaining. Twelve (12) new residential lots would be created as a result of this subdivision to accommodate ten (10) new single-family homes. Board members discussed that the Proposal is consistent with the existing residential neighborhood. Vice-Chair Gardner asked if there were any members of the public who wished to make any statements for the Proposal. None came forward.

There was a brief discussion regarding inclusion of two (2) additional conditions of approval, which were:

1. Construction activities and hours of operation shall be limited to Monday – Friday, 7AM-5PM, and Saturday, 7AM-3PM; and,
2. Runoff and rodent controls shall be established throughout the development and construction process.

Vote:

Chair Finlay:	Recused
Vice-Chair Gardner:	Yes
Secretary Scanlon:	Yes
Member Figueroa:	Yes
Member Pratt:	Yes

MOTION PASSED 4 - 0 - 0

Motion to close the Public Hearing: Secretary Scanlon

Second: Member Figueroa

Discussion: None.

Vote:

Chair Finlay:	Recused
Vice-Chair Gardner:	Yes
Secretary Scanlon:	Yes
Member Figueroa:	Yes
Member Pratt:	Yes

MOTION PASSED 4 - 0 - 0

V. OLD/ONGOING BUSINESS

A. There was a brief discussion between the Board and Director Debrosse regarding next steps for the Parking

Regulations update. Director Debroisse indicated that a workshop with the City Council could be scheduled in the near future, which would be followed by a formal submission to the Council.

VI. ADMINISTRATIVE OFFICER'S REPORT

VII. CITIZEN COMMENTARY

VIII. UPCOMING MEETING: Tuesday, June 6, 2023 – 6PM

IX. ADJOURNMENT

- X. Motion to adjourn the meeting at 6:44PM: Vice-Chair Gardner
Second: Secretary Scanlon
Discussion: None.
Vote:

Chair Finlay:	Yes
Vice-Chair Gardner:	Yes
Secretary Scanlon	Yes
Member Figueroa	Yes
Member Pratt:	Yes

MOTION	PASSED	5 – 0 – 0
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Respectfully Submitted,

Veronica Vega
Recording Secretary