



City of Woonsocket, RI

Planning Board Meeting Minutes

Date/Time: Tuesday, October 11, 2022 | 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 7:00PM.

II. ATTENDANCE REVIEW

Members in Attendance:

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

Staff in Attendance:

1. Kenneth Kirkland, City Planner / Administrative Officer
2. Michael Debrousse, Planning & Development Director
3. Veronicka Vega, Recording Secretary

III. REVIEW / APPROVAL OF MINUTES

Motion to approve the Planning Board Minutes of September 19, 2022: Secretary Scanlon

Second: Vice-Chair Gardner

Discussion: None

Vote:

Chair Finlay:	Yes
Vice-Chair Gardner:	Yes
Secretary Scanlon:	Yes
Member Pratt:	Yes
Member Figueroa:	Excused (Not on Board)

MOTION PASSED 4-0-0

IV. MEETING BUSINESS

A. Subdivisions & Land Development Projects

1. Oak Grove: Phase II | Map A6, Lot 46-2 | Zone: R-2

Public Informational

Applicant/Owner: Morgan Funding I, LLC; Eric Yeghian, Representative

The Planning Board is responding to a minor modification request, dated October 6, 2022 to the approved plan regarding the installation of concrete curbing instead of granite curbing for the roadways.

The Applicant/Owner discussed reasoning for the modification, citing supply chain issues. It was stated that the installation of the curbing could potentially mitigate water run-off and flooding issues in the subdivision. Planning & Development Director Debrousse made a statement regarding the raised structures on the road which prohibits effective snow plowing. Director Debrousse explained that the current Administration and City Council are not in favor of the proposed concrete curbing in Phase II, based on the desire for uniformity among all phases.

Numerous residents of the development were present, and spoke on their on-going problems with stormwater runoff, debris, and basement flooding: 53 Nicholas Drive, 526 Lucille Street, 489 Lucille Street, 214 Danielle Drive, and 470 Lucille Street.

Motion to approve the minor modification request: Vice-Chair Gardner
Second: Secretary Scanlon
Discussion: None

Vote:

Chair Finlay:	No
Vice-Chair Gardner:	No
Secretary Scanlon:	No
Member Pratt:	No
Member Figueroa:	No

MOTION

FAILED

5-0-0

B. Zoning Ordinance

1. Potential Amendment

Public Informational

City Planner Kirkland discussed a potential amendment for “animal / veterinary clinic” and “animal hospital” definitions in the Zoning Ordinance, which was initiated in conversation by a local architect. There was a brief discussion regarding the benefits of clarifying definitions; ambiguity in permitted uses can be considered restrictive and may pose unnecessary barriers to new businesses looking to come to the City.

C. Welcome New Planning Board Member

The Board welcomed the newest member, Mr. Radames Figueroa, who briefly introduced himself. City Planner Kirkland will provide physical copies of relevant materials, (Subdivision Regulations, Zoning Ordinance, etc.) for his files. The Board now has a full membership.

V. OLD/ONGOING BUSINESS

A. Discussion Regarding Parking Regulations

The topic was tabled.

VI. Administrative Officer’s Report

A. Summary of Approved and/or Recorded Projects

1. Diamond Hill Shopping Plaza/McDonald’s

City Planner Kirkland stated that the Final Plan was submitted, approved, and recorded.

B. Comprehensive Plan Update

Phase I has been completed, a rough outline of the Plan is being drafted for departmental review; administrative procedures to continue Phase II are in the works.

C. Summary of Grants

City Planner Kirkland is working with Consultant Fuss & O’Neill on closing out the 2019 EPA Community-wide Assessment Grant; RFPs are being drafted for two (2) recently awarded EPA Brownfields Grants, (Community-wide Assessment and Cleanup). SNEP Watershed, CommerceRI Site Readiness, and RIDEM Outdoor Recreation Grants are in progress as well.

VII. NEXT MEETING: Tuesday, November 1, 2022 @6PM.

VIII. ADJOURNMENT

Motion to adjourn the meeting at 7:12PM: Vice-Chair Gardner
Second: Member Scanlon
Discussion: None
Vote:

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

MOTION	PASSED	5-0-0
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Respectfully Submitted,

Veronica Vega
Recording Secretary