



City of Woonsocket, RI

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

Date/Time: Tuesday, January 3, 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 6:01PM and initiated the Pledge of Allegiance.

II. ATTENDANCE REVIEW

Members / Commissioners in Attendance:

1. Kenneth Finlay, Chair
2. Barbara Scanlon, Secretary
3. Radames Figueroa, Member / Commissioner
4. Jonathan Pratt, Member / Commissioner

Members not in Attendance:

1. Wendall Gardner, Vice-Chair

Staff in Attendance:

1. Kenneth Kirkland, City Planner | Administrative / Design / River Corridor Review Officer
2. Veronicka Vega, Recording Secretary
3. Michael Debrouse, Director, Planning & Development (in-gallery)
4. Michael Lepizzera, City Solicitor (in-gallery)

III. REVIEW/ APPROVAL OF MINUTES

Motion to approve the Planning Board Minutes of December 13, 2022: Secretary Scanlon

Second: Member / Comm. Figueroa

Discussion: None

Vote:

Chair Finlay:	Yes
Vice-Chair Gardner:	Absent
Secretary Scanlon:	Yes
Member / Comm. Figueroa:	Yes
Member / Comm. Pratt:	Yes

MOTION

PASSED

4 – 0 – 0

IV. NEW BUSINESS

V. OLD/ONGOING BUSINESS

A. Subdivisions & Land Development Projects

1. Mill Race: 15 Island Place & 68 S. Main Street | Map E3, Lots 14-143, 14-144, 14-371, & 14-387
Zone: MU-2, DOD, DROD
Public Informational – Minor Modification
Applicant/Owner: The Millrace District, L.P.; Joseph Garlick, Representative

The Proposal is to modify the Commissions' Decision recorded in City Clerk's Land Evidence Records Office in Book 2757 Page 329 regarding analysis of parking spaces provided relative to the number of dwelling units proposed. No other changes proposed at this time.

City Planner Kirkland presented updated drawings and a Narrative dated December 30, 2022, (incorporated herein) that the Commission had requested from the Applicant at their last meeting, illustrating where the proposed changes would occur. There was a brief presentation regarding the proposed changes.

The parking reconfiguration was accomplished by a slight reconfiguration of the proposed parking layout, (transformer relocation and dumpster removal) which was not outside of the overall proposed disturbance area. The additional units were accomplished through an internal building layout reconfiguration, mainly through the development of the vacant 2nd floor of Building 1 at 68 S. Main Street, as well as a reduction in larger units and more efficient design and layout throughout the complex.

City Planner Kirkland reiterated the Applicant's comment from the December 13 meeting that the additional units were to be live-work as well, and there was no intent to include any affordable units. There were no changes to the exterior façade either, as City Planner Kirkland also noted that there was one (1) exterior window modification, which changes the window lite configuration from 6/6 to 12/12, (the number of individual square panes in a window frame) a modification required by the National Park Service in order to comply with the Secretary of the Interior's Standards for Historic Buildings.

Motion to approve the Minor Modification requested by Mill Race District L.P., dated and received December 30, 2022 increasing the number of live-work units to seventy (70) and the seventy-two (72) associated parking as illustrated in the attached Plans: Secretary Scanlon

Second: Commissioner Figueroa

Discussion:

Vote:

Chair Finlay:	Yes
Vice-Chair Gardner:	Absent
Secretary Scanlon:	Yes
Commissioner Figueroa:	Yes
Commissioner Pratt:	Yes

MOTION	PASSED	4 – 0 – 0
---------------	---------------	------------------

B. Discussion Regarding Parking Regulations

City Planner Kirkland noted the agenda item is a placeholder for future meetings if there was a pertinent issue to discuss. The Board suggested bringing the issue before the City Council with a formal workshop.

C. Discussion regarding a potential amendment for signage relation to marijuana facilities.

City Planner Kirkland noted the agenda item is a placeholder for future meetings if there was a pertinent issue to discuss. The Board discussed using the legislation for compassion centers as a comparison for legislation for recreational facilities. The Director of Planning and Development suggested discussing hours of operations, days of operations, and locations. City Planner Kirkland noted his experience with these types of Ordinances in his past positions.

VI. ADMINISTRATIVE/ DESIGN REVIEW/ RIVER CORRIDOR REVIEW OFFICER'S REPORT

A. 2023 Annual Meeting Schedule

The Administrative Officer Kirkland stated that all future meetings have been reserved and there is no conflict with other board meetings.

B. 2023 Annual Report (Planning Board)

VII. CITIZEN COMMENTARY

VIII. UPCOMING MEETING: TUESDAY, FEBRUARY 2, 2023 – 6PN

IX. ADJOURNMENT

Motion to adjourn the meeting at 6:51PM: Member Figueroa

Second: Secretary Scanlon

Discussion: None

Vote:

Chair Finlay:	Yes
Vice-Chair Gardner:	Absent
Secretary Scanlon	Yes
Member / Comm. Figueroa	Yes
Member / Comm. Pratt:	Yes

MOTION	PASSED	4 - 0 - 0
---------------	---------------	------------------

Respectfully Submitted,

Veronicka Vega
Recording Secretary