



City of Woonsocket, RI

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

Date/Time: Tuesday, February 7, 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 6:00PM.

II. ATTENDANCE REVIEW

Members in Attendance:

1. Kenneth Finlay, Chair
2. Barbara Scanlon, Secretary
3. Jonathan Pratt, Member

Staff in Attendance:

1. Kenneth Kirkland, City Planner/Administrative Officer
2. Michael Lepizzera, City Solicitor
3. Veronicka Vega, Recording Secretary

Staff Not in Attendance:

1. Wendall Gardner, Vice-Chair
2. Radames Figueroa, Member

III. REVIEW/ APPROVAL OF MINUTES

Motion to approve the Planning Board Minutes of January 3, 2022: Secretary Scanlon

Second: Member Pratt

Discussion: None

Vote:

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

MOTION PASSED 3 – 0 – 0

IV. NEW BUSINESS

A. Subdivisions & Land Development Projects

1. 260 Beacon Avenue | Map C6, Lot 48-266 | Zone: R-2
Public Informational – Minor Subdivision: Preliminary Plan Stage Review
The Board will vote to approve the preliminary plans for subdivision of the lot.

Mr. Michael Darveau, P.L.S., of Darveau Land Surveying Inc., representing the Owners, made a short presentation to the Board. There was a brief discussion regarding the existing infrastructure, curb cuts, and sidewalks.

City Planner Kirkland briefly presented his Staff Report, highlighting the straight-forward nature of the Proposal, and that an analysis of the surrounding neighborhood indicated that even after subdivision,

the resultant lots would remain oversized. It was also noted that a shed and fence currently encroach on the property.

Motion to incorporate the City Planner Staff Report, dated February 3, 2023 into the record and approve the Minor Subdivision Plan: Secretary Scanlon

Second: Member Pratt

Discussion: Chair Finlay made a motion, duly seconded and unanimously approved, to add the following additional condition of approval: "Construction hours of operations shall be from 7AM - 5PM, Monday through Saturday, and shall implement full dust control measures on-site."

Vote:

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

MOTION PASSED 3 - 0 - 0

B. Design Review

1. RISE Prep Mayoral Academy: 30 Cumberland Street| Map C4, Lot 36-8

Public Informational

The Proposal is to change the exterior façade from terracotta to panelboard.

Mr. Bryan Buckley, AIA, of SignalWorks Architecture, representing the Owners, made a short presentation regarding the Modification for the exterior façade. Mr. Buckley explained that supply chain issues and the halt in manufacturing and overseas shipping of terracotta caused the proposed change. He presented the alternative material, aluminum panelboard. There was a short discussion between the Commission and Mr. Buckley regarding the similarities in the appearance of the proposed new material, who stated that the aluminum panelboard was not susceptible to the color change that terracotta is, can be procured and received quickly without delay in ongoing construction, and currently exists on other sections of the addition under construction.

Design Review Officer Kirkland concurred with Mr. Buckley's presentation, and briefly touched upon key points in the Staff Report forwarded to the Commission.

Motion to incorporate the SignalWorks Presentation and the Design Review Officer Staff Report, dated February 3, 2023 into the record and approve the modification to the exterior façade from terracotta to aluminum panelboard: Commissioner Pratt

Second: Secretary Scanlon

Discussion: None

Vote:

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

MOTION PASSED 3 - 0 - 0

C. Recommendations to City Council

1. Ordinance Amendment - DOD Omnibus Tax Stabilization Program Ordinance

Public Informational

City Solicitor Michael Lepizzera stated to the Board that the proposed change was voted on and approved at the City Council meeting previously. Therefore, this vote would be unnecessary. City

Planner Kirkland noted that there was a misunderstanding by Staff in the intent of the review, and apologized for the confusion.

V. OLD/ONGOING BUSINESS

A. Code of Ordinances

1. Appendix C: Zoning Ordinance

a) Potential Amendment Review – Public Informational

The Board will discuss potential amendment for definitions of “use”, addition of definitions of “anima hospital” and “veterinary clinic”, as well as various technical/clarification, and formatting changes.

City Planner Kirkland explained the importance of having clear and specific definitions to promote potential business development; he also brought to the attention of the Board errors that occurred previously that have not been addressed and would be in forthcoming Zoning Ordinance Amendments.

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

A. RI Ethics Commission – 2022 Financial Disclosure Report

The Administrative Officer Kirkland provided updates on the EPA grant for Brownfields and the Cass Park expansion project which includes the Ho Kong property. The Financial Disclosure Report is required for certain officials and board members and Mr. Kirkland explained the process to the Board members.

VII. CITIZEN COMMENTARY

Chair Finlay announced that Vice-Chair Gardner and his wife just welcomed their third son, Cameron Jackson Murphy Gardner to their family. The Planning Board, Staff, Mr. Buckley of SignalWorks, Mr. Darveau of Darveau Land Surveying, and Ms. Perry and Mr. Arsenault of 260 Beacon Avenue gave their warm congratulations to Vice-Chair Gardner and his family.

VIII. UPCOMING MEETING: TUESDAY, MARCH 7, 2023 – 6PM

IX. ADJOURNMENT

Motion to adjourn the meeting at 6:51PM: Secretary Scanlon

Second: Member Pratt

Discussion: None

Vote:

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

MOTION PASSED 3 – 0 – 0

Respectfully Submitted,

Veronica Vega
Recording Secretary