

City of Woonsocket, RI

Planning Board Meeting Minutes

Date/Time: Tuesday, April 6, 2021 | 6:00PM
Location: Teleconference via Zoom, Meeting ID: 83051287222

I. Call to Order:

Chairman Finlay called the meeting to order at 6:03PM.

II. Attendance Review:

Members in Attendance:

1. Ken Finlay, Chairman
2. Roji Eappen, Vice-Chairman
3. Jon Pratt
4. Wendall Gardner

Members not in Attendance:

1. Ron Miller, Secretary

Others in Attendance:

1. Kevin Proft, Administrative Officer
2. Theresa Dunigan, Recording Secretary
3. Lloyd Gariepy, Esq.
4. Ed Beauchemin
5. Henry Peloquin, Jr.
6. Linda Phaneuf
7. Brian Tvelia
8. Alex Biliouris

III. Remote Meeting Announcement:

The chairman reviewed the Remote Meeting Announcement:

General Proceedings

- A. Each agenda item will be read in-full to ensure it is clear what matter is before the board.
- B. Members should request permission to speak from the Chair prior to speaking. The Chair should recognize the Member by name.
- C. Members will identify themselves each time before they speak.
- D. All votes should be conducted by roll call.

Public Comment

1. The public will be muted by the meeting administrator until the Chair opens the floor to public comment, at which point all members of the public will be unmuted.
2. Members of the public wishing to comment should use the “raise hand” tool on their zoom screen so they may be called on by the chair to speak. If this method proves to be too challenging, the meeting

administrator will mute all members of the public and then unmute each member of the public one-by-one and ask if they have a comment.

3. Members of the public wishing to comment should state their first/last name and address for the record, then state their comment.

Documentation

1. Documents associated with the items being discussed at the meeting are available to the public on the Planning Board's webpage on the Woonsocket website. <https://www.woonsocketri.org/planning-board/pages/meeting-files>

Technical Difficulties

1. If remote access is interrupted for all participants and cannot be restored within 10 minutes, the remainder of the meeting items will be continued to the following meeting.
 - a. The board will preemptively vote to continue items not addressed due to potential technical difficulties to the next meeting to avoid the need to re-advertise said items. The date of said meeting must be included in the motion to continue.

- IV. Vote on Motion to Continue Advertised Agenda Items to the regularly scheduled Planning Board meeting on May 4, 2021 in the case of technical difficulties with the remote meeting.

Motion to CONTINUE ADVERTISED AGENDA ITEMS TO THE MAY 4, 2021 MEETING in the case of technical difficulties: Vice-Chairman Eappen

Second: Member Garner

Discussion:

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 4-0-0

- V. Correction/Approval of Minutes:

A. Motion to APPROVE THE MINUTES for January 5, 2021 Planning Board meeting: Member Pratt

Second: Member Gardner

Discussion:

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 4-0-0

B. Motion to APPROVE THE MINUTES for February 2, 2021 Design Review Commission meeting: Member Pratt

Second: Vice-Chair Eappen

Discussion:

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 4-0-0

VI. Meeting Business:

- A. *Bond Reduction | REPM Inc., the developer of Sunset Estates, has requested that its public improvement bond be reduced to 10% of the original bond amount following the acceptance of the subdivision's roadways by the City Council on March 15, 2021. The Planning Board may vote on a motion to reduce the bond amount.*

Mr. Lloyd Garipey represented REPM Inc. He confirmed the roadway was accepted by the City. Mr. Proft confirmed the City Council passed the ordinance to accept the road twice as required. Mr. Proft was informed by Mike Debrousse that a security fence still needed to be erected around a drainage basin built as part of the project. Mr. Debrousse supported reducing the bond because the developer plans to build the fence later this spring. Mr. Proft recommending adding a Condition of Approval that the security fence be completed within a twelve-month period starting at the date of road acceptance with the bond not being released if the fence is not completed within the time.

Vice-Chairman Eappen asked if the reduced bond amount would cover the cost of the fence construction including potential inflation costs. Mr. Proft was not certain if inflation was included in the bond amount consideration. Member Pratt said the estimated cost is based on an existing contract held by the Department of Public Works.

Chairman Finlay approved of the wording Mr. Proft suggested. The two conditions of approval included in the Bond Reduction Approval are as follows:

1. The 12-month durability period shall begin from the date of the City Council's acceptance of the roadway as public – March 1, 2021. Following the 12-month period, the applicant may petition the Planning Board to release the bond in its entirety.
2. During the 12-month durability period, the applicant shall complete construction of the security fence associated with the detention pond to the satisfaction of the Engineering Division. The remainder of the bond shall not be released until the fence is complete.

MOTION TO REDUCE THE IMPROVEMENT GUARANTEE with conditions: Member Gardner

Second: Vice-Chairman Eappen

Discussion:

Vote:

Chairman Finlay	Yes
Member Eappen	Yes
Member Gardner	Yes

Member Pratt

Yes

Motion Passed

4-0-0

Messrs. Proft and Gariepy briefly discussed the next steps in this process.

- B. *Informational Meeting: Major Subdivision – Master Plan Review | Applicant/Owner: RLB Realty, LLC, c/o Susan Paquin | Project Location: 767 Social Street (Lot 21-251) | Project Description: The applicant is seeking to subdivide the existing single lot into two lots. The purpose is to have each existing primary structure have its own lot. The Planning Board may vote on a motion to approve the proposed Master Plan at this meeting.*

Mr. Gariepy represented RLB Realty, LLC. He provided a history of the lot and an overview of the proposed project for the Board.

Member Pratt said utilities and storm drainage will likely not be impacted by the proposed change for the lot lines. Mr. Gariepy confirmed that the existing buildings will remain and that the current fire and emergency access will be maintained.

Mr. Proft explained to the Board that even though this is only a change on paper (no construction work done on the site), the proposed change is automatically classified as a major subdivision because it involves the creation of a commercial lot. He said the project will need to go before the Zoning Board for approval before returning to the Planning Board for a combined Preliminary/Final Plan Review.

Chairman Finlay asked if any boundary or short wall would be added along the proposed new lot line. Mr. Gariepy responded this was not planned to allow for fire access for the rear of the building. There was a discussion regarding possible flood control easement land labeled on the plan. It was decided the label was potentially wrong. Mr. Gariepy said the question regarding the flood control easement will be addressed prior to preliminary plan review.

Mr. Proft then reviewed the staff report, including recommended conditions of approval. Chairman Finlay read the Findings of Fact document. The Conditions of Approval included in the Decision are as follows:

1. The applicant shall secure all required relief from the Zoning Board prior to Preliminary Plan review by the Planning Board.
2. The Peter's River note on the plan relating to reference 2 shall be corrected prior to Preliminary Plan review by the Planning Board.
3. The extent of the "Permanent Flood Control Easement" shall be confirmed prior to Preliminary Plan review by the Planning Board.
4. The plan shall be updated so it shows only existing conditions relating to site improvements (e.g. curbing, signage, etc.) prior to Preliminary Plan review by the Planning Board.

MOTION TO BE APPROVED WITH CONDITIONS: Vice-Chairman Eappen

Second: Member Gardner

Discussion:

Vote:

Chairman Finlay	Yes
Member Eappen	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 4-0-0

- C. *Minor Subdivision – Preliminary & Final Plan Review | Applicant/Owner: Beauchemin Designs, Inc. c/o Edward Beauchemin | Project Location: 0 Elm Street and 0 Robinson Street (Lots 36-76 & 36-78), 0.1 miles from the intersection of Locust Street and Elm Street on the east side of the road | Project Description: The applicant is seeking to subdivide the existing two lots into three lots. The purpose is to create three buildable lots for the construction of single-family homes. The applicant has requested a waiver from section 8.6 of the subdivision regulations (sidewalks). The Planning Board may vote on a motion to approve the proposed Master Plan at this meeting.*

Mr. Gariepy represented Beauchemin Designs, Inc. He said this matter was previously before the Board (a proposed zone change for lot 36-76 from MU-2 to R-4). The zone change was passed by the City Council in 2020. The matter before the Board tonight is a proposal to split two lots (36-76 and 36-78) into three lots for single-family residential buildings.

Based on conversations with the City's Engineering Division, Mr. Gariepy suggested having a sidewalk that ends at the driveway at proposed Lot C. Mr. Proft spoke previously with Mr. Carl Johnson, the ADA Officer who stated a subdivision does not need sidewalks to be included. There was a discussion regarding sidewalks, pedestrian traffic, and safety along Elm Street in front of the lots. It was suggested that the sidewalk could terminate at the driveway of proposed Lot A with the driveway apron acting as a ramp into Elm Street. The remainder of the sidewalk area in front of Lots B and C would be loamed and seeded. The cost to the developer and the long-term maintenance costs to the City were determined to be too great given the number of people the sidewalk would serve if extended (only those people living in or visiting Lot B or C). The owner, Mr. Ed Beauchemin, was in attendance and stated this solution would be agreeable to him. There were no further comments regarding sidewalk.

Mr. Proft mentioned an existing drainage pipe on the plan that would require an easement (as shown on the provided plan). The City Council must accept the easement through and Ordinance drafted by the Engineering Division. He also believes there is not an existing easement despite it being an existing pipe on the property. He suggested adding a condition of approval stating the developer would complete the easement process through the typical city process.

During a brief discussion reviewing the terms and conditions of approval, Mr. Proft pointed out a wetland buffer on the map. Mr. Gariepy said they would ensure all proper DEM permits and processes would be completed.

Mr. Finlay read the Findings of Fact and Decision into the Record with the following conditions:

1. The existing sidewalk on the east side of Elm Street shall be extended to meet the driveway constructed on Parcel A. The slope from the sidewalk to the driveway apron and the slope of the driveway apron to the street shall conform to ADA requirements. This sidewalk arrangement shall be shown on the plan prior to plan recording.

2. Erosion shall be managed during and after construction and stormwater from new impervious surface resulting from development shall be managed after construction per section 8.7 of the City's subdivision regulations and Chapters 7.5 and 7.75 of the City's Code of Ordinances.
3. The proposed subdivision contains relatively steep slopes and falls within the 200' riverbank wetland. The applicant shall obtain all appropriate permits from local and state agencies prior to construction. Approval of this subdivision does not imply a guarantee of permit approvals from other local and state agencies.
4. Construction hours shall be limited to 7 a.m. to 7 p.m. from Monday-Saturday. No construction shall occur on Sunday.
5. Note 7 on the plan shall be removed prior to plan recording.
6. The applicant shall coordinate with the Engineering Division to finalize the drainage easement on Parcel C.

MOTION TO APPROVE WITH CONDITIONS: Vice-Chairman Eappen

Second: Member Gardner

Discussion:

Vote:

Chairman Finlay	Yes
Member Eappen	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 4-0-0

Mr. Proft recommended skipping to Agenda Item H – Hawthorne Circle to accommodate several members of the public who had been patiently waiting for that discussion.

- H. *Hawthorne Circle – Buffer Alteration Request | Henry Peloquin, Jr. has requested permission to remove and replace vegetation in a Planning Board mandated natural buffer along his eastern property line at 230 Hawthorne Circle. The Planning Board will review the request and determine whether it constitutes a minor or major change to a recorded plat. If the Planning Board considers the request a minor change, it may vote on a motion to recommend approval of the change to the Administrative Officer. If the Planning Board considers the request a major change, no action will be taken on the matter at this meeting.*

Henry Peloquin, Jr. introduced the issue to the Board – a request to alter a natural buffer area between his property and his neighbor's property originally required by the Planning Board when the subdivision was approved in the late 1980s. The intent of the buffer as to address potential drainage concerns and protect neighbors downgrade from Mr. Peloquin's property from flooding.

Linda Phaneuf and Brian Tvelia recently purchased the neighboring lot, and they asked Mr. Peloquin, Jr. if he would be amenable to removing some large trees in the buffer to avoid future property damage caused by strong windstorms or other similar events. Mr. Peloquin, Jr. agreed to work with the City to gain permission to remove the trees from the buffer.

Mr. Proft requested the Board determine if this would be a major or minor change of the previously approved subdivision. After reviewing photos of the buffer area, Member Pratt said the existing buffer,

which is mostly-bare ground with seven large fir trees is not an effective buffer for stormwater management purposes. He said the buffer should have more ground cover. Chairman Finlay described the large trees as having grown to the size of a potential health and safety concern. He stated he felt an update to the buffer area would be a minor change that Mr. Proft could handle administratively. The other members agreed.

There was a discussion exploring different trees and plants for more efficient runoff control.

MOTION TO DEFINE MR. PELLOQUIN'S REQUEST AS A MINOR CHANGE AND TO RECOMMEND TO THE ADMINISTRATIVE OFFICER APPROVAL OF THE MINOR CHANGE AFTER IDENTIFYING A SOLUTION THAT IS AMENABLE TO THE CITY'S AND PROPERTY OWNERS CONCERNS: Vice-Chairman Eappen

Second: Member Gardner

Discussion:

Vote:

Chairman Finlay	Yes
Member Eappen	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 4-0-0

Due to the length of the meeting, it was agreed Agenda Item G – Public Hearing: Subdivision Regulations Amendment should be moved to the May meeting. Member Gardner had to leave the meeting at 8:30 PM. Chairman Finlay confirmed the meeting could continue because there was still a quorum.

- D. *PUBLIC HEARING: Study & Recommendation | The City Council has requested that the Planning Board provide study and recommendation on ordinance 21-O-16 – Amending the Comprehensive Plan of the City of Woonsocket, Rhode Island – Amendment #2021-CPA-01 – Change in Future Land Use Map Parcels 10-22 (Armory) and 10-13 & 18 (St. James Baptist Church). The Planning Board may vote on a motion to send a recommendation on this ordinance to the City Council.*

Chairman Finlay asked if there were any members of the public in attendance. Mr. Alex Biliouris introduced himself to the Board. He represents Providence Street Apartments LLC, located across the street from St. James Baptist Church.

Mr. Proft noted that Agenda Items D and E are connected. Chairman Finlay read Agenda Item E.

- E. *PUBLIC HEARING: Study & Recommendation | The City Council has requested that the Planning Board provide study and recommendation on ordinance 21-O-17 – Amending the Code of Ordinances, City of Woonsocket, Rhode Island Appendix C, Entitled “Zoning” Zoning Map. The Planning Board may vote on a motion to send a recommendation on this ordinance to the City Council.*

Mr. Proft stated the goal of the two ordinances is to change the zoning of the parcels from R-4 high-density residential to a MU-1 mixed-use residential/commercial zone. In order to do this, there the Comprehensive Plan’s Future Land Use Map and the Zoning Ordinance’s Zoning Map must both be amended. The purpose of the rezoning is to give developers of these properties more flexibility in terms of redeveloping their property for beneficial use.

The City Council has stated it does not want the Armory to be developed as a condominium project, and the new owner for the Armory is hoping to develop the Armory into more of an cultural center or event space for community events (similar to a project he completed in Pawtucket).

In tandem with the two ordinances to update the Comprehensive Plan and the Zoning map, there is a proposal to expand the Downtown Overlay District (Agenda Item F). Expanding the overlay would provide even further flexibility to the parcels subject to the proposed Zone Change as wells as the commercial corridor leading into Downtown Woonsocket.

- F. *Study & Recommendation | The City Council has requested that the Planning Board provide study and recommendation on ordinance 21-O-19 – Amending the Code of Ordinances, City of Woonsocket, Rhode Island Appendix C-Zoning to amend Section 2.1-6.6 Downtown Overlay District.. The Planning Board may vote on a motion to send a recommendation on this ordinance to the City Council.*

Mr. Proft stated he is in favor of the proposed changes as the City Planner.

Chairman Finlay confirmed Agenda Items D, E, and F are all related items but were separate on the agenda due to each being a separate City Council ordinance.

Vice-Chairman Eappen asked why lot 10-36 is excluded in the proposed changes. Mr. Proft answered that the specific lot is accessed by Parker Street rather than South Main Street. He noted this meeting was noticed (mailers and newspaper advertisements) so the owner of that lot is aware of the proposed changes but did not attend this meeting.

With no further questions from the Board, the members agreed to open the public hearings.

MOTION TO OPEN THE PUBLIC HEARING FOR AGENDA ITEM D: Vice-Chairman Eappen

Second: Chairman Finlay

Discussion: None

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Pratt	Yes

Motion Passed **3-0-0**

Chairman Finlay invited Mr. Biliouris to speak. Mr. Biliouris had a concern regarding parking availability for the future use of the Armory as a potential community center. Mr. Proft showed on a map where the Armory's parking lot currently is (often mistaken as part of the parking lot for St. James Baptist Church) but acknowledged parking is a concern for the redevelopment of the Armory building, regardless of the end use and that parking concerns will need to be addressed at the time of redevelopment.

Mr. Biliouris then asked if there is an allowed use table for the Downtown Overlay District. Mr. Proft replied that there is no allowed use table because the underlying district determines the allowed use for those properties, and the Downtown Overlay District adds additional uses to the underlying district. He then read aloud the additional uses allowed within the Downtown Overlay District from the Zoning Code.

Mr. Biliouris asked if a light being added to South Main Street near Providence Street had been included in any of the proposed changes. Mr. Proft stated that he did not know of such a proposal, but that, depending on the intensity of the redeveloped use of the Armory, this could be worth considering.

Mr. Proft asked if Mr. Biliouris for his opinion of the proposed changes. Mr. Biliouris said he supports “saving the Armory building and putting it to good use could be a good addition for the community as an event center,” but he has some concerns regarding the logistics. He again mentioned the parking situation as a primary concern, specifically a potential easement off Providence Street to allow for entry into the Armory’s current parking lot. Mr. Proft thanked him for his comments and offered to follow up with him directly.

MOTION TO CLOSE THE PUBLIC HEARING (AGENDA ITEM D): Chairman Finlay

Second: Vice-Chairman Eappen

Discussion: None

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Pratt	Yes

Motion Passed 3-0-0

MOTION TO MAKE A POSTIVE RECOMMENDATION TO THE CITY COUNCIL TO APPROVE THE CHANGE IN FUTURE LAND USE MAP FOR PARCELS 10-22 (ARMORY) AND 10-13 & 18 (ST. JAMES BAPTIST CHURCH) AS STATED IN ORDINANCE 21-O-16 (AGENDA ITEM D): Chairman Finlay

Second: Vice-Chairman Eappen

Discussion: None

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Pratt	Yes

Motion Passed 3-0-0

There were no members of the public remaining on the Zoom meeting. See previous discussion for combined Agenda Items D, E, and F.

MOTION TO OPEN THE PUBLIC HEARING FOR AGENDA ITEM E: Chairman Finlay

Second: Vice-Chairman Eappen

Discussion: None

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Pratt	Yes

Motion Passed 3-0-0

MOTION TO CLOSE THE PUBLIC HEARING (AGENDA ITEM E): Chairman Finlay
Second: Member Pratt
Discussion: None
Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Pratt	Yes

Motion Passed 3-0-0

MOTION TO ADOPT THE DRAFT RECOMMENDATION TO SEND A POSITIVE RECOMMENDATION TO THE CITY COUNCIL REGARDING AMENDING THE ZONING MAP FOR PARCELS 10-22 (ARMORY) AND 10-13 & 18 (ST. JAMES BAPTIST CHURCH) AS STATED IN ORDINANCE 21-O-17 (AGENDA ITEM E): Chairman Finlay
Second: Member Pratt
Discussion: None
Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Pratt	Yes

Motion Passed 3-0-0

Returning to Agenda Item F, Chairman Finlay asked for comments from the Board after noting this item does not require a public hearing. Mr. Proft showed the Board a map detailing which properties would be added to the Downtown Overlay District proposed expansion.

MOTION TO FORWARD THE POSITIVE RECOMMENDATION AS DRAFTED TO THE CITY COUNCIL IN REGARDS TO THE DOWNTOWN OVERLAY DISTRICT (AGENDA ITEM F):
Member Pratt
Second: Chairman Finlay
Discussion: None
Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Pratt	Yes

Motion Passed 3-0-0

- G. *PUBLIC HEARING: Subdivision Regulations Amendment | The Planning Board will review a proposed amendment to the City's Subdivision Regulations. Substantive proposed changes include the allowance for certain administrative subdivisions to be based on Class IV surveys (Section 4.1.2 Class IV Surveys Allowed), the allowance for the Administrative Officer/Planning Board to waive the street tree requirement for small subdivisions/land development projects (Section 8.8.1 Street Trees), the requirement that developers implement dust control measures at development sites (Section 9.0.1), and the addition of a process for determining whether a change to a recorded plat is "minor" or*

“major” (Sections 12.5.1 Minor Changes and 12.5.2 Major Changes). Various technical changes have also been proposed to Section 3 & 6 (corrects section numbering), Sections 4.1, 5.1, 5.3, 6.1, 6.3, & 6.5 (alters number of plan copies required from applicants during review stages), 5.2.4 (adds section title), 6.1.2 (deletes redundant language), 12.2 (alters number of plan copies required from applicants for recording), and 12.4 (clarifies who should be notified following approved subdivision). The Planning Board may vote on a motion to approve the proposed amendment.

MOTION TO OPEN THE PUBLIC HEARING FOR AGENDA ITEM G: Chairman Finlay

Second: Vice-Chairman Eappen

Discussion: None

Vote:

Chairman Finlay	Yes
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Vice-Chairman Eappen	Yes
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Member Pratt	Yes
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Motion Passed	3-0-0
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MOTION TO CONTINUE THE PUBLIC HEARING TO THE MAY 4, 2021 MEETING: Chairman Finlay

Second: Member Pratt

Discussion: The public hearing will be continued at the next meeting due to time constraints. The hearing will stay open

Vote:

Chairman Finlay	Yes
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Vice-Chairman Eappen	Yes
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Member Pratt	Yes
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Motion Passed	3-0-0
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VII. Administrative Officer's Report:

Mr. Proft said he will discuss the status of subdivision applications at the next meeting. Chairman Finlay requested discussing the greenway and the grocery at the May meeting.

VIII. Next Meeting Date:

Tuesday, May 4, 2021 | Online via Zoom

There was a brief scheduling discussion regarding a possible Special Meeting. No date was set to allow the Chairman to speak with Secretary Miller for his availability.

IX. Adjournment:

MOTION TO ADJOURN (9:30 PM): Member Pratt

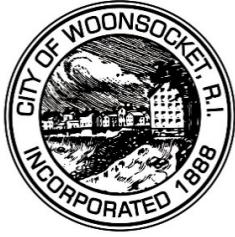
Second: Vice-Chairman Eappen

Discussion: None

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Pratt	Yes
Motion Passed	3-0-0

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City of Woonsocket, RI

Planning Board

To: R.E.P.M., Inc
600 Cass Avenue
Woonsocket Rhode Island

From: Kevin Proft, Administrative Officer
Woonsocket Planning Board
169 Main Street
Woonsocket, RI 02895

Date: April 6, 2021

Re: Approval of Sunset View Estates Improvement Guarantee Reduction Request

Dear R.E.P.M.,

Per Section 11.1.2 of the Subdivision Regulations, the Planning Board is responsible for approving the amount of improvement guarantees upon the advice of the Administrative Officer and Division Engineer. Said section also permits the Planning Board to “set conditions to secure for the City the actual construction and complete installation of all the required improvements.” Per Section 11.1.3 of the Subdivision Regulations, the Planning Board is also responsible for setting the period of time within which all improvements shall be completed.

Per Section 11.1.4 of the Subdivision Regulations, the Planning Board may consider a reduction in the amount of the improvement guarantee based on progress made towards the completion of improvements. Per section 11.1.3 of the Subdivision Regulations, the board is not obligated to release the guarantee until one year following the completion of the improvements in order to ascertain the durability or acceptability of the improvements.

At the request of the R.E.P.M., the Planning Board approved the reduction of the Sunset View Estates improvement guarantee from \$137,000 to \$13,700 at its April 6, 2021 meeting. The reduced bond amount was calculated as follows:

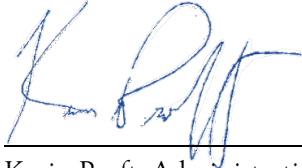
- 10% of existing guarantee amount to ensure durability of improvements.

Upon review of this request, the Engineering Division noted that the developer has yet to install the security fence associated with the project’s detention pond. The Engineering Division stated that the developer is aware of this outstanding item and intends to complete the installation in the coming months. The eventual release of the remainder of the bond shall be conditional upon the completion of the fence.

The conditions set by the Planning Board in conjunction with the reduction of the improvement guarantee are as follows:

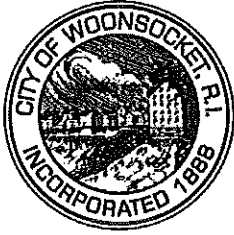
1. The 12-month durability period shall begin from the date of the City Council's acceptance of the roadway as public - March 1, 2021. Following the 12-month period, the applicant may petition the Planning Board to release the bond in its entirety.
2. During the 12-month durability period, the applicant shall complete construction of the security fence associated with the detention pond to the satisfaction of the Engineering Division. The remainder of the bond shall not be released until the fence is complete.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Proft', is written over a horizontal line.

Kevin Proft, Administrative Officer
Woonsocket Planning Board

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City of Woonsocket, RI

Planning Board: Findings of Fact & Decision

April 6, 2021

I. Applicant

Property Owner's Name: RLB Realty, LLC, c/o Susan M. Paquin
Property Owner's Address: PO Box 3107, South Attleboro, MA 02793
Designated Representative: Lloyd Gariepy, Attorney

II. Property

Assessor's Plat(s): Lot 21-251
Address(es)/Location(s): 767 Social Street
Zoning Designation: MU-2 (mixed-use commercial/industrial)
Surveyor: Commonwealth Land Surveyors
1182 South Main Street, Attleboro, MA 02703
(508) 455-2634

III. Application

Type: Major Subdivision
Review Stage: Master Plan Review
Proposed Development Type: No development proposed
Description: Subdivide lot 21-251 (1.92 acres) into two lots of 1.32 acres and .59 acres in order to provide individual lots for two existing primary structures.
Plan Title: 767 Social Street Major Subdivision Map B4/B5 Lot 21-251 ...
Plan Date: August 10, 2020 | revised: March 15, 2021

IV. Statement of Review & Authority

The above matter was reviewed by the Woonsocket Planning Board under the provisions of the *Subdivision Regulations of the City of Woonsocket, Rhode Island* (the Subdivision Regulations), and Title 45, Chapter 23 § 40 of the Rhode Island General Laws (R.I.G.L.), entitled *The Land Development and Subdivision Review Enabling Act of 1992: General provisions – Major land development and major subdivision – Master Plan*

V. Exhibits

The following exhibits were used to inform the decision of the Planning Board: Subdivision Application (certified complete February 23, 2021), Subdivision Plan (revised March 15, 2021), Administrative Officer's staff report (March 19, 2021), Draft Findings of Fact & Decision (April 6, 2021).

VI. Findings of Fact

Pursuant to such hearing and testimony by appropriate representatives of the landowner and/or proposed developer and interested others, including remonstrants for and/or against the proposal, the Woonsocket Planning Board, upon careful deliberation and in accordance with the provisions of the Subdivision Regulations and Title 45, Chapter 23 § 60 of the R.I.G.L entitled *The Land Development and Subdivision Review Enabling Act of 1992: Procedures – Required Findings*, has arrived at and agreed upon the following findings of fact by majority vote:

1. That the proposed development is consistent with the *2012 Comprehensive Plan of the City of Woonsocket, Rhode Island* (the Comprehensive Plan), as amended and as approved by the Woonsocket City Council and the Director of the Rhode Island Department of Administration and/or has satisfactorily addressed the issues where there may have been inconsistencies.
 - a. The Comprehensive Plan states that the City should "stabilize Woonsocket's economic base" by "retaining and ensuring the health of Woonsocket's existing businesses" (Economic Development Goal ED-1 and Policy ED-1.1). The proposed application will allow two unrelated businesses to operate from their own parcels, instead of sharing a single parcel, reducing unnecessary administrative complications for each.
2. That the parcels comply with the standards and provisions of the *Zoning Ordinance of the City of Woonsocket, Rhode Island* (the Zoning Ordinance) enacted December 19, 1994, amended as of November 2019.
 - a. Parcel A does not meet the 10-foot side setback requirement for a lot in an MU-2 zone. A dimensional variance from the Zoning Board shall be secured prior to Preliminary Plan review by the Planning Board.
 - b. Otherwise, the Zoning Official has determined the application complies with the Zoning Ordinance or does not exacerbate existing nonconformities.
3. That there will be no significant negative environmental impacts from the proposed subdivision's development.
 - a. No development is proposed at this time, so no new impacts are anticipated.

4. That the proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impractical.
 - a. The proposed subdivision plan meets or will secure waivers from the requirements of the Zoning Ordinance.
 - b. The proposed subdivision plan meets the requirements of the Subdivision Regulations.
 - c. The Engineering Division reviewed the plan, submitted comments, and the applicant adequately addressed the comments.
5. That the proposed land development and lots will have adequate and permanent physical access to a public street.
 - a. Both lots will have adequate and permanent access to Social Street.
6. That the proposed subdivision meets the general purposes of the Subdivision Regulations as enumerated in subsection 1.2 of said regulations, where applicable.
 - a. That the project protects the health, safety, and welfare of the community.
 - i. No new development is proposed as part of this subdivision, so the subdivision will have little or no negative impact on the public.
 - b. That the project received orderly, thorough, and expeditious review and approval from the Department of Planning & Development and the Planning Board.
 - i. The application was certified complete on February 23, 2021 and the application was reviewed by the Planning Board at the April 6, 2021 Planning Board meeting.
 - c. That the project exhibits high-quality and appropriate design.
 - i. The Engineering Division reviewed the plan, submitted comments, and the applicant adequately addressed the comments.
 - ii. No new development is proposed as part of this subdivision.
 - d. That the project protects existing natural features and the built environment.
 - i. See Finding of Fact 3 above.
 - e. That the project is well integrated with the surrounding neighborhoods with regard to natural and built features and concentrates development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure.
 - i. The subdivision is proposed in an area already served by roads and utilities.
 - f. That the project reflects the intent of the City's design and improvement standards with regard to the physical character of the various neighborhoods and districts of the city.

- i. The Administrative Officer has reviewed the plan compared to section 8 - Physical Design Requirements and section 9 - Public Improvement Standards of the Subdivision Regulations and is satisfied that the applicant has complied with the regulations or will comply with the regulations prior to Final Plan approval.
 - ii. The Engineering Division reviewed the plan, submitted comments, and the applicant adequately addressed the comments.
 - g. That the project underwent thorough technical review by appropriate local officials.
 - i. The master plan application was reviewed by the Planning Division, Zoning Division, and Engineering Division.
 - h. That the dedication of public land was deemed not applicable.
 - i. The parcel is relatively small with no obvious opportunity for the dedication of land to the municipality.
 - i. That record-keeping for this application was consistent with the requirements of City and State regulations.
 - i. That all records relating to this application are available at the Department of Planning & Development at City Hall.
7. The parcel was current in the payment of real estate taxes as of March 19, 2021 as certified by the City Treasury of the City of Woonsocket.

VII. Conditions of Approval

1. The applicant shall secure all required relief from the Zoning Board prior to Preliminary Plan review by the Planning Board.
2. The Peter's River note on the plan relating to reference 2 shall be corrected prior to Preliminary Plan review by the Planning Board.
3. The extent of the "Permanent Flood Control Easement" shall be confirmed prior to Preliminary Plan review by the Planning Board.
4. The plan shall be updated so it shows only existing conditions relating to site improvements (e.g. curbing, signage, etc.) prior to Preliminary Plan review by the Planning Board.

VIII. Approval/Denial

Based upon the testimony and evidence gathered by the Woonsocket Planning Board in written and oral form at and before the above-referenced hearing, the following motion is hereby recorded as the official action of the Woonsocket Planning Board in the above-cited matter:

Motion by Member Eappen and seconded by Member Gardner that the Major Subdivision Master Plan proposed by RLB Realty, LLC, PO Box 3107, South Attleboro, MA 02703, for property located at 767 Social Street (Lot 21-251) in Woonsocket be approved with conditions.

Chairman Finlay	Yes
Vice Chair Eappen	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion	Passes	4-0-0 (Secretary Miller absent)
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IX. Appeal of Decision

This decision may be appealed within 20 days of its recording in the City's Land Evidence Record under Section 13 of the Subdivision Regulations.

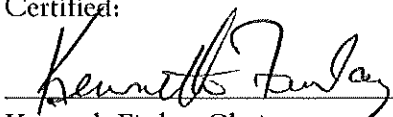
X. Vesting of Decision

According to Section 6.2.3 of the City's Subdivision Regulations, the approved master plan shall be vested for a period of two (2) years. Vesting may be extended for two (2), one-year extensions upon written request by the applicant, who must appear before the planning board for the annual review. Thereafter, vesting may be extended for a longer period, for good cause shown, if requested in writing by the applicant, and approved by the planning board.

XI. Certification

This is to certify that these Findings of Facts & Decision reflect the action of the Woonsocket Planning Board at their regularly scheduled meeting of April 6, 2021, a quorum being present throughout, in accordance with the *Subdivision & Land Development Regulations of the City of Woonsocket, Rhode Island*, as amended. This is a true and accurate recording of such action and is intended to be a part of the official records of the Woonsocket Planning Board and duly recorded in the Land Evidence Office of the Woonsocket City Clerk as attested hereinafter.

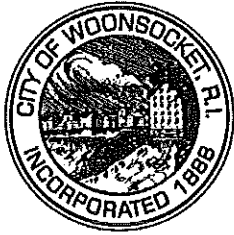
Certified:


Kenneth Finlay, Chairman
Woonsocket Planning Board


Kevin Proft, Administrative Officer
Woonsocket Planning Board

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DATE Apr 14, 2021 TIME 10:19:21A
Christina Harmon, CITY CLERK

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City of Woonsocket, RI

Planning Board: Findings of Fact & Decision

April 6, 2021

I. Applicant

Property Owner's Name: Beauchemin Designs, Inc, c/o Ed Beauchemin
Property Owner's Address: 12 Tanglewood Road, North Smithfield, RI 02896
Designated Representative: Lloyd Gariepy, Attorney

II. Property

Assessor's Plat(s): Lots 36-76 & 78
Address(es)/Location(s): 0 Elm Street & 0 Robinson Street
Zoning Designation: R-4 - High-Density Residential
Surveyor: Insite Engineering Service, LLC
501 Great Road, Unit 104, North Smithfield, RI 02896
401-762-2870

III. Application

Type: Minor Subdivision
Review Stage: Combined Preliminary & Final Plan Review
Proposed Development Type: Three single-family homes
Description: The applicant proposes to subdivide two existing parcels into three parcels for the construction of single-family homes.
Plan Title: Combined Preliminary & Final Minor Subdivision of 0 Elm Street & 0 Robinson Street...
Plan Date: January 25, 2021 | revised: March 19, 2021

IV. Statement of Review & Authority

The above matter was reviewed by the Woonsocket Planning Board under the provisions of the *Subdivision Regulations of the City of Woonsocket, Rhode Island* (the Subdivision Regulations), and Title 45, Chapter 23 § 38 of the Rhode Island General Laws (R.I.G.L.), entitled *The Land Development and Subdivision Review Enabling Act of 1992: General provisions – Minor land development and minor subdivision review*.

V. Exhibits

The following exhibits were used to inform the decision of the Planning Board: Subdivision Application (certified complete March 9, 2021), Subdivision Plan (revised March 19, 2021), Waiver Request from Lloyd Gariepy (March 18, 2021), Administrative Officer's staff report (March 19, 2021), Draft Findings of Fact & Decision (April 6, 2021).

VI. Findings of Fact

Pursuant to such hearing and testimony by appropriate representatives of the landowner and/or proposed developer and interested others, including statements for and/or against the proposal, the Woonsocket Planning Board, upon careful deliberation and in accordance with the provisions of the Subdivision Regulations and Title 45, Chapter 23 § 60 of the R.I.G.L. entitled *The Land Development and Subdivision Review Enabling Act of 1992: Procedures – Required Findings*, has arrived at and agreed upon the following findings of fact by majority vote:

1. That the proposed development is consistent with the *2012 Comprehensive Plan of the City of Woonsocket, Rhode Island* (the Comprehensive Plan), as amended and as approved by the Woonsocket City Council and the Director of the Rhode Island Department of Administration and/or has satisfactorily addressed the issues where there may have been inconsistencies.
 - a. The Comprehensive Plan states that the City should “diversify housing options for present and future generations” (Housing Goal H-1), in part, by, “encouraging the construction of ‘workforce housing’ for middle-income residents” (Housing Policy H-1.1). The proposed project would create three modest-sized dwelling units likely to be affordable to middle-income residents.
 - b. The Comprehensive Plan states that the City should, “preserve the City’s existing housing stock in order to protect the health, safety, and financial well-being of city residents” (Housing Goal H-2), in part, by, “promoting small-scale development that enhances and supports the existing economic and social fabric of the City’s neighborhoods” (Housing Policy H-2.1). The Comprehensive Plan also states that the City should, “improve the stability and desirability of the City’s older neighborhoods as places to live” (Housing Goal H-3). The proposed development is small-scale in nature and represents an investment in an existing, older neighborhood within the city.
2. That the parcels comply with the standards and provisions of the *Zoning Ordinance of the City of Woonsocket, Rhode Island* (the Zoning Ordinance) enacted December 19, 1994, amended as of November 2019.
 - a. The Zoning Official has determined the application complies with the Zoning Ordinance or does not exacerbate existing nonconformities.

3. That there will be no significant negative environmental impacts from the proposed subdivision's development.
 - a. The proposed subdivision contains relatively steep slopes and falls within the 200' riverbank wetland. The applicant shall obtain all appropriate permits from local and state agencies prior to construction. Approval of this subdivision does not imply a guarantee of permit approvals from other local and state agencies.
 - b. The proposed development will result in the creation of new impervious surface. Erosion shall be managed during and after construction and stormwater from new impervious surface resulting from development shall be managed after construction per section 8.7 of the City's subdivision regulations and Chapters 7.5 and 7.75 of the City's Code of Ordinances.
4. That the proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impractical.
 - a. The proposed subdivision plan meets the requirements of the Zoning Ordinance.
 - b. The proposed subdivision plan meets the requirements of the Subdivision Regulations.
 - c. The Engineering Division reviewed the plan, submitted comments, and the applicant adequately addressed the comments.
 - d. The proposed subdivision contains relatively steep slopes and falls within the 200' riverbank wetland. The applicant shall obtain all appropriate permits from local and state agencies prior to construction. Approval of this subdivision does not imply a guarantee of permit approvals from other local and state agencies.
5. That the proposed land development and lots will have adequate and permanent physical access to a public street.
 - a. All lots will have adequate and permanent access to Elm Street.
6. That the proposed subdivision meets the general purposes of the Subdivision Regulations as enumerated in subsection 1.2 of said regulations, where applicable.
 - a. That the project protects the health, safety, and welfare of the community.
 - i. The proposed subdivision contains relatively steep slopes and falls within the 200' riverbank wetland. The applicant shall obtain all appropriate permits from local and state agencies prior to construction. Approval of this subdivision does not imply a guarantee of permit approvals from other local and state agencies.
 - ii. The proposed development will result in the creation of new impervious surface. Erosion shall be managed during and after construction and

stormwater from new impervious surface resulting from development shall be managed after construction per section 8.7 of the City's subdivision regulations and Chapters 7.5 and 7.75 of the City's Code of Ordinances.

- iii. The proposed development improves ADA access across Elm Street.
- b. That the project received orderly, thorough, and expeditious review and approval from the Department of Planning & Development and the Planning Board.
 - i. The application was certified complete on March 9, 2021 and the application was reviewed by the Planning Board at the April 6, 2021 Planning Board meeting.
- c. That the project exhibits high-quality and appropriate design.
 - i. The Engineering Division reviewed the plan, submitted comments, and the applicant adequately addressed the comments.
- d. That the project protects existing natural features and the built environment.
 - i. See Finding of Fact 3 above.
- e. That the project is well integrated with the surrounding neighborhoods with regard to natural and built features and concentrates development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure.
 - i. The residential use of the proposed lots aligns with the uses of the surrounding neighborhood.
 - ii. The subdivision is proposed in an area already served by roads and utilities.
- f. That the project reflects the intent of the City's design and improvement standards with regard to the physical character of the various neighborhoods and districts of the city.
 - i. The Administrative Officer has reviewed the plan compared to section 8 - Physical Design Requirements and section 9 - Public Improvement Standards of the Subdivision Regulations and is satisfied that the applicant has complied with the regulations or will comply with the regulations prior to Final Plan approval.
 - ii. The Engineering Division reviewed the plan, submitted comments, and the applicant adequately addressed the comments.
- g. That the project underwent thorough technical review by appropriate local officials.
 - i. The Minor Subdivision plan application was reviewed by the Planning Division, Zoning Division, and Engineering Division.
- h. That the dedication of public land was deemed not applicable.
 - i. The parcel is relatively small with no obvious opportunity for the dedication of land to the municipality.
- i. That record-keeping for this application was consistent with the requirements of City and State regulations.
 - i. That all records relating to this application are available at the Department of Planning & Development at City Hall.

7. That the parcels are current in the payment of real estate taxes as of March 19, 2021 as certified by the City Treasury of the City of Woonsocket.

VII. Conditions of Approval

1. The existing sidewalk on the east side of Elm Street shall be extended to meet the driveway constructed on Parcel A. The slope from the sidewalk to the driveway apron and the slope of the driveway apron to the street shall conform to ADA requirements. This sidewalk arrangement shall be shown on the plan prior to plan recording.
2. Erosion shall be managed during and after construction and stormwater from new impervious surface resulting from development shall be managed after construction per section 8.7 of the City's subdivision regulations and Chapters 7.5 and 7.75 of the City's Code of Ordinances.
3. The proposed subdivision contains relatively steep slopes and falls within the 200' riverbank wetland. The applicant shall obtain all appropriate permits from local and state agencies prior to construction. Approval of this subdivision does not imply a guarantee of permit approvals from other local and state agencies.
4. Construction hours shall be limited to 7 a.m. to 7 p.m. from Monday-Saturday. No construction shall occur on Sunday.
5. Note 7 on the plan shall be removed prior to plan recording.
6. The applicant shall coordinate with the Engineering Div. to finalize the proposed drainage easement on Parcel C.

VIII. Approval/Denial

Based upon the testimony and evidence gathered by the Woonsocket Planning Board in written and oral form at and before the above-referenced hearing, the following motion is hereby recorded as the official action of the Woonsocket Planning Board in the above-cited matter:

Motion by Member Eappen and seconded by Member Gardner that the combined Preliminary and Final Minor Subdivision Plan proposed by Beauchemin Designs, Inc, 12 Tanglewood Road, North Smithfield, RI 02896 be approved with conditions.

Chairman Finlay	Yes
Vice Chair Eappen	Yes
Secretary Miller	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion	Passes	4-0-0 (Member Miller absent)
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IX. Appeal of Decision

This decision may be appealed within 20 days of its recording in the City's Land Evidence Record under Section 13 of the Subdivision Regulations.

X. Vesting of Decision

According to Section 5.5 of the City's Subdivision Regulations, the approved minor subdivision shall be vested for a period of 90 days from the date of approval unless, within such period a final plat, in conformity with such approval is submitted for signature and recording as specified in section 12 of the subdivision regulations. Thereafter, vesting may be extended for good cause if requested in writing by the applicant and approved by the Planning Board.

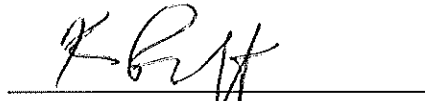
XI. Certification

This is to certify that these Findings of Facts & Decision reflect the action of the Woonsocket Planning Board at their regularly scheduled meeting of April 6, 2021, a quorum being present throughout, in accordance with the *Subdivision & Land Development Regulations of the City of Woonsocket, Rhode Island*, as amended. This is a true and accurate recording of such action and is intended to be a part of the official records of the Woonsocket Planning Board and duly recorded in the Land Evidence Office of the Woonsocket City Clerk as attested hereinafter.

Certified:



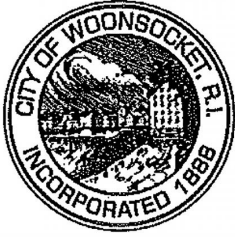
Kenneth Finlay, Chairman
Woonsocket Planning Board



Kevin Proft, Administrative Officer
Woonsocket Planning Board

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Christina Harmon, CITY CLERK

ddendum 4 Planning Board Recommendations to City Council
21 O 16, 21 O 17, and 21 O 19



City of Woonsocket, RI

Planning Board

Findings of Fact & Recommendation

2012 Comprehensive Plan Amendment
#2021-CPA-01

*Associated with
21-O-16*

Change in Future Land Use Map:
Parcels 10-22 (Armory) and 10-13 & 18 (St. James Church)

The Planning Board has made the following Findings of Fact in relation to the above-titled Comprehensive Plan Amendment as per the *Rules, Regulations & Guidelines for Submitting a Comprehensive Plan Amendment or Zone Change Amendment to the Woonsocket City Council* approved by the Acting Director of Planning & Development in July 2014:

1. The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the uses proposed in the amendment.
 - a. Both the existing and proposed future-land-use designations of the subject parcels are adequately provided for in the Future Land Use Plan. Therefore, the proposed amendment is not due to a deficiency of Mixed-Use, Com/Res land, but instead aligns the Future Land Use Map with the subject parcels' most-likely and most-desirable type of land use in the opinion of the Department of Planning & Development and the Planning Board.
2. The amendment constitutes an overall improvement to the Comprehensive Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
 - a. The proposed change is intended to encourage the type of development the Department of Planning & Development and Planning Board believe is most beneficial for the mixed-use section of South Main Street between the Blackstone River and Providence Street. The amendment is being submitted in tandem with amendments to the Downtown Overlay District and Omnibus Tax Stabilization Plan for Downtown Woonsocket, all with the intention of granting additional development opportunities to property owners and ensuring that future development in the corridor undergoes a relevant design review process.
3. The amendment will not adversely impact the community as a whole or a portion of the community by:
 - a. Significantly altering acceptable existing land use patterns
 - i. The proposed change is intended to improve land use patterns by aligning the parcels' expected/desired use with the Future Land Use Map and its zoning designation.

- ii. The armory and the structure on parcel 10-13 are vacant. The proposed change from R-4 to MU-1 will result in additional development options being conferred on the property owners so these buildings can be renovated and repurposed.
 - b. Requiring larger and more expensive improvements to roads, sewers or water systems than are needed to support the prevailing land uses and which, therefore may impact development of other lands.
 - i. The proposed changes will concentrate development in parts of the City with existing infrastructure.
 - c. Adversely impacting existing uses because of increased traffic or existing systems
 - i. Regardless of the type of redevelopment proposed, the reuse of the armory will increase traffic compared to existing conditions (i.e. a vacant building). Traffic, parking, and circulation concerns will be addressed at the time redevelopment is proposed.
 - d. Effect on the livability of the area or the health and safety of the residents.
 - i. The proposed change will positively impact the livability of the City's neighborhoods by promoting the renovation and reuse of underutilized structures in the area.
4. The amendment is consistent with the overall intent of the Comprehensive Plan.
- a. The Comprehensive Plan states that the City should, "preserve Woonsocket's significant historic structures as valuable heritage resources in the Blackstone Valley" (Heritage Corridor Policy HC-1.2). Further, the Comprehensive Plan states that the City should "value and prioritize Woonsocket's historic Main Street and Blackstone Riverfront as the central focus for historic preservation and revitalization" (Natural and Cultural Resources Policy NCR 1.3). The proposed Future Land Use Map change and zone change from R-4 to MU-1 will increase options available to the property owners and improve the chances of the vacant structures on the subject parcels being renovated and reused – and thereby preserved.
 - b. The Comprehensive Plan states that the City should "protect key historic, cultural and natural resources utilizing zoning regulations and incentives as tools" (Heritage Corridor Policy HC-2.1). Further, the Comprehensive Plan states that the City should "utilize innovative land use management tools to ensure that cultural resources are recognized, protected, and preserved" (Natural and Cultural Resources Policy NCR 1.2). The proposed Future Land Use Map Change and zone change, coupled with the expansion of the Downtown Overlay District and the Omnibus Tax Stabilization Plan to include the subject parcels will improve the chances that the vacant structures on the subject parcels being renovated and reused – and thereby preserved.
 - c. The Comprehensive Plan states that the City should "grow Woonsocket's economy in a balanced and beneficial manner," in part by "expanding existing commercial corridors, where appropriate, in the City" (Economic Development Policy ED 2.2). The proposed Future Land Use Map change and zone change expand the mixed-use district along South Main Street to Providence Street, thereby creating additional economic development opportunities and encouraging the renovation and reuse of the long-vacant armory building.
 - d. The Comprehensive Plan encourages the adaptive reuse of historic structures into modern uses (Economic Development Policy ED-3.2, Natural and Cultural Resources Policy NCR-

- 1.4, & Land Use Policy LU 4.2). The proposed Future Land Use Map and zone change would confer additional development opportunities on the property owners of the subject parcels, thereby enhancing their ability to redevelop the structures for a modern use.
- e. The Comprehensive Plan states that the City should “encourage and try to guide new economic activities to the City’s historic Main Street area” (Economic Development Goal 5.1). The section of South Main Street between Providence Street and the Blackstone River is a gateway to Downtown Woonsocket and a natural commercial extension of Main Street. The proposed Future Land Use Map and zone changes would help drive more traffic to the greater Main Street area, thereby improving economic conditions.
 - f. The Comprehensive Plan states that the City should “allow for flexible development by increasing options available to property owners (Land Use Goal LU-1). The proposed Future Land Use Map and zone change would increase options available to developers by allowing additional uses compared to the existing zoning designation.
5. The amendment will have a net positive impact for the city:
- a. The amendment will encourage the redevelopment of currently vacant properties by expanding opportunities for landowners. The properties in question, especially the armory, is a historic structure that is an important landmark in the city, the loss of which, due to neglect, would be a negative outcome for the community. The future land use map and zone change would also correspond with a proposed expansion of the Downtown Overlay District and Omnibus Tax Stabilization Plan to include the subject parcels, the complete package is intended to encourage desirable economic development in the area.
6. The proposed Future Land Use Map amendment is internally consistent with the other sections of the 2012 Comprehensive Plan.
- a. No negative impacts on natural resources are expected as a result of this Future Land Use Map amendment. The parcels in question are already developed.
 - b. No negative impacts on open space and recreation are expected as a result of this Future Land Use Map amendment. The parcels in question are already developed.
 - c. No negative impacts on the city’s historical and cultural resources are expected as a result of this Future Land Use Map amendment. The intention of the future land use map change and zone change are, in large part, aimed at helping preserve historic structures through their renovation and reuse.
 - d. No negative impacts to housing are expected as a result of this Future Land Use Map amendment. The redesignation of the parcels from R-4 to MU-1 does not eliminate the ability of the landowners to redevelop their structures as housing.
 - e. The proposed future land use map and zone change are expected to have a positive impact on economic development. The change will allow more commercial uses on the subject parcels and, in conjunction with the expansion of the Downtown Overlay District and the Omnibus Tax Stabilization Plan, will help drive new economic development to the heart of the city.
 - f. No significant impacts on services and facilities are expected as a result of this Future Land Use Map amendment. The parcels associated with the proposed future land use map and zone changes are located in an area already served by roads and utilities.
 - g. The proposed future land use map and zone change are expected to have a manageable impact on circulation. Since two existing structures located on the subject parcels are vacant or underutilized, their redevelopment will result in an increase in traffic and

demand for parking in the area. These impacts will need to be analyzed and assessed when a redevelopment plan is proposed.

- h. The proposed future land use map and zone change are not expected to have an impact on the city's risk from natural hazards. The subject parcels are not located within a flood zone and are already developed so will not introduce new load on the City's drainage infrastructure.
- i. The proposed future land use map and zone change are consistent with the City's land use goals and policies as stated in the 2012 Comprehensive Plan and specified in section 4 d & f above.

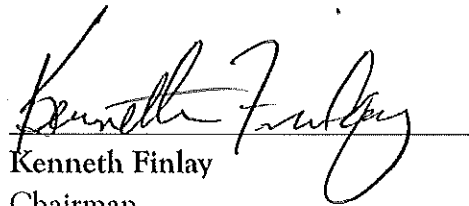
The Planning Board supports the proposed future land use map change and recommends that the City Council approve comprehensive plan amendment #2020-CPA-01, Change in Future Land Use Map, Parcels 10-22 (Armory) and 10-13 & 18 (St. James Church) by passing the associated ordinance.

Motion by Member Finlay and seconded by Member Eappen to approve the recommendation.

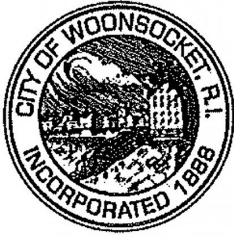
Chairman Finlay	Yes
Vice Chair Eappen	Yes
Member Pratt	Yes

Motion	Passes	3-0-0 (Members Gardner and Miller absent)
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Certified at Woonsocket, Rhode Island, April 6, 2021.


Kenneth Finlay
Chairman


Kevin Proft
Administrative Officer



City of Woonsocket, RI

Planning Board

To: The City Council
cc: Christina Duarte, City Clerk
Carl Johnson, Zoning Official

From: Kenneth Finlay, Planning Board Chairman

Date: April 6, 2021

Re: Zoning Amendment – Zoning Map: Parcels 10-13, 10-18, and 10-22 (21-O-17)

The proposed amendment, titled, “Amending the Code [of] Ordinance, City of Woonsocket, Rhode Island, Appendix C, Entitled ‘Zoning’ Zoning Map,” makes a change to the Zoning Map as identified in Section 2.2. of the Zoning Ordinance of the City of Woonsocket, Rhode Island. The Woonsocket Planning Board has reviewed the proposed amendment and received additional information from the staff of the Department of Planning & Development regarding the reasons for the proposed amendment and regarding the proposal’s conformity with the 2012 Comprehensive Plan and the applicable purposes of Zoning.

The Planning Board has found that the designation of parcels 10-13, 10-18, and 10-22 from R-4 to MU-1 is consistent with the 2012 Comprehensive Plan for the following reasons:

1. The Comprehensive Plan states that the City should, “preserve Woonsocket’s significant historic structures as valuable heritage resources in the Blackstone Valley” (Heritage Corridor Policy HC-1.2). Further, the Comprehensive Plan states that the City should “value and prioritize Woonsocket’s historic Main Street and Blackstone Riverfront as the central focus for historic preservation and revitalization” (Natural and Cultural Resources Policy NCR 1.3). The proposed Future Land Use Map change and zone change from R-4 to MU-1 will increase options available to the property owners and improve the chances of the vacant structures on the subject parcels being renovated and reused – and thereby preserved.
2. The Comprehensive Plan states that the City should “protect key historic, cultural and natural resources utilizing zoning regulations and incentives as tools” (Heritage Corridor Policy HC-2.1). Further, the Comprehensive Plan states that the City should “utilize innovative land use management tools to ensure that cultural resources are recognized, protected, and preserved” (Natural and Cultural Resources Policy NCR 1.2). The proposed Future Land Use Map Change and zone change, coupled with the expansion of the Downtown Overlay District and the Omnibus

Tax Stabilization Plan to include the subject parcels will improve the chances that the vacant structures on the subject parcels being renovated and reused – and thereby preserved.

3. The Comprehensive Plan states that the City should “grow Woonsocket’s economy in a balanced and beneficial manner,” in part by “expanding existing commercial corridors, where appropriate, in the City” (Economic Development Policy ED 2.2). The proposed Future Land Use Map change and zone change expand the mixed-use district along South Main Street to Providence Street, thereby creating additional economic development opportunities and encouraging the renovation and reuse of the long-vacant armory building.
4. The Comprehensive Plan encourages the adaptive reuse of historic structures into modern uses (Economic Development Policy ED-3.2, Natural and Cultural Resources Policy NCR-1.4, & Land Use Policy LU 4.2). The proposed Future Land Use Map and zone change would confer additional development opportunities on the property owners of the subject parcels, thereby enhancing their ability to redevelop the structure for a modern use.
5. The Comprehensive Plan states that the City should “encourage and try to guide new economic activities to the City’s historic Main Street area” (Economic Development Goal 5.1). The section of South Main Street between Providence Street and the Blackstone River is a gateway to Downtown Woonsocket and a natural commercial extension of Main Street. The proposed Future Land Use Map and zone changes would help drive more traffic to the greater Main Street area, thereby improving economic conditions.
6. The Comprehensive Plan states that the City should “allow for flexible development by increasing options available to property owners (Land Use Goal LU-1). The proposed Future Land Use Map and zone change would increase options available to developers by allowing additional uses compared to the existing zoning designation.

The Woonsocket Planning Board has found that the designation of parcels 10-13, 10-18, and 10-22 from R-4 to MU-1 is consistent with the applicable purposes of Zoning as identified in section 1.2 of the Zoning Ordinance because the change in zone:

1. Provides for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs; the designation of the subject parcels to MU-1 is appropriate given their location, their proximity to an existing MU-1 zone along South Main Street, and the types of existing structures on the properties – especially in the case of the Armory.
2. Provides for orderly growth and development which recognizes the goals and patterns of land use contained in the comprehensive plan, the availability and capacity of existing and planned public and/or private services and facilities, and the use of innovative development regulations and techniques. The re-designation of the subject parcels will be consistent with the Future Land Use map, amended alongside this Zoning Map amendment, directs development to areas with existing public and private services and facilities, and increases the likelihood of the redevelopment of vacant properties via innovative, mixed-use zoning regulations that allow greater flexibility to property owners.
3. Provides for the protection of the historic, cultural, and scenic character of the city. The redesignation of the subject parcels will better enable the redevelopment of the Armory Building, thereby preserving and activating a long-vacant and deteriorating historic structure.

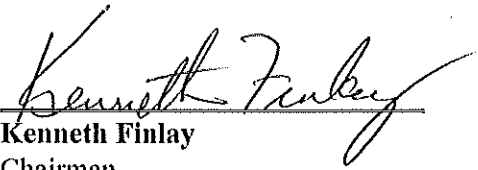
The Planning Board recommends that the City Council approve the proposed amendment to the Zoning Map of the Zoning Ordinance of the City of Woonsocket, RI.

Motion by Member Finlay and seconded by Member Pratt to approve the recommendation as stated above.


Chairman Finlay	Yes
Vice Chair Eappen	Yes
Member Pratt	Yes

Motion	Passes	3-0-0 (Members Gardner & Miller absent)
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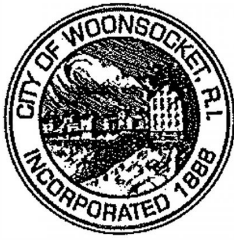
Certified at Woonsocket, Rhode Island, April 6, 2021.



Kenneth Finlay
Chairman



Kevin Proft
Administrative Officer



City of Woonsocket, RI

Planning Board

To: The City Council
cc: Christina Duarte, City Clerk
Carl Johnson, Zoning Official

From: Kenneth Finlay, Planning Board Chairman

Date: April 6, 2021

Re: Zoning Amendment – Expansion of Downtown Overlay District to South Main Street (21–O–19)

The proposed amendment, titled, “Amending the Code of Ordinances, City of Woonsocket, Rhode Island Appendix C-Zoning to Amend Section 2.1-6.6 Downtown Overlay District,” makes a change to the list of parcels included in the Downtown Overlay District of the Zoning Ordinance of the City of Woonsocket, Rhode Island. The Woonsocket Planning Board has reviewed the proposed amendment and received additional information from the staff of the Department of Planning & Development regarding the reasons for the proposed amendment and regarding the proposal’s conformity with the 2012 Comprehensive Plan and the applicable purposes of zoning.

The Planning Board has found that the expansion of the Downtown Overlay District to include 31 additional parcels in the S. Main Street area is consistent with the 2012 Comprehensive Plan for the following reasons:

1. The Comprehensive Plan states that the City should, “preserve Woonsocket’s significant historic structures as valuable heritage resources in the Blackstone Valley” (Heritage Corridor Policy HC-1.2). Further, the Comprehensive Plan states that the City should “value and prioritize Woonsocket’s historic Main Street and Blackstone Riverfront as the central focus for historic preservation and revitalization” (Natural and Cultural Resources Policy NCR 1.3). The proposed expansion to the Downtown Overlay District to the South Main Street area will increase options available to the property owners and improve the chances that vacant or underutilized historic structures in the district are renovated and reused – and thereby preserved.
2. The Comprehensive Plan states that the City should “protect key historic, cultural and natural resources utilizing zoning regulations and incentives as tools” (Heritage Corridor Policy HC-2.1). Further, the Comprehensive Plan states that the City should “utilize innovative land use management tools to ensure that cultural resources are recognized, protected, and preserved” (Natural and Cultural Resources Policy NCR 1.2). The proposed expansion to the Downtown Overlay District, coupled with the proposed rezoning of the parcels at the corner of Providence

Street and South Main Street and the expansion of the Omnibus Tax Stabilization Plan to include the subject parcels, will improve the chances that vacant or underutilized historic structures in the district are renovated and reused – and thereby preserved.

3. The Comprehensive Plan states that the City should “grow Woonsocket’s economy in a balanced and beneficial manner,” in part by “expanding existing commercial corridors, where appropriate, in the City” (Economic Development Policy ED 2.2). The proposed expansion to the Downtown Overlay District to the South Main Street area will create additional economic development opportunities.
4. The Comprehensive Plan encourages the adaptive reuse of historic structures into modern uses (Economic Development Policy ED-3.2, Natural and Cultural Resources Policy NCR-1.4, & Land Use Policy LU 4.2). The proposed expansion to the Downtown Overlay District would confer additional development opportunities to the property owners of the subject parcels, thereby enhancing their ability to redevelop their structures for modern uses.
5. The Comprehensive Plan states that the City should “encourage and try to guide new economic activities to the City’s historic Main Street area” (Economic Development Goal 5.1). The section of South Main Street between Providence Street and the Blackstone River is a gateway to Downtown Woonsocket and a natural extension of the Main Street commercial corridor. The proposed expansion of the Downtown Overlay District would improve economic conditions in the expansion area and drive more traffic to nearby Main Street.
6. The Comprehensive Plan states that the City should “allow for flexible development by increasing options available to property owners” (Land Use Goal LU-1). The proposed expansion of the Downtown Overlay District would increase options available to developers by allowing additional uses compared to the existing conditions.

The Woonsocket Planning Board has found that the expansion to the Downtown Overlay District is consistent with the applicable purposes of zoning as identified in section 1.2 of the Zoning Ordinance because the change in zone:

1. Provides for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs; the inclusion of the South Main Street area in the Downtown Overlay District is appropriate given its proximity to Main Street and the fact that it is a natural gateway to the City’s historic downtown.
2. Provides for orderly growth and development which recognizes the availability and capacity of existing and planned public and/or private services and facilities, and the use of innovative development regulations and techniques. The proposed expansion of the Downtown Overlay District would direct development to areas with existing public and private services and facilities and increases the likelihood of the redevelopment of vacant and underutilized properties via innovative overlay district zoning that allows greater flexibility to property owners.
3. Provides for the protection of the historic, cultural, and scenic character of the city. The expansion of the Downtown Overlay District will better enable redevelopment in the South Main Street area, and specifically of the Armory Building and historic mill housing.
4. Promotes a balance of housing choices for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing. The proposed expansion of the Downtown Overlay District will increase the number of parcels where live/work and micro-loft units are allowed, thereby promoting diversity in the city’s housing stock.

5. Promotes a high level of quality in design in the development of private and public facilities. The proposed expansion of the Downtown Overlay District to the South Main Street area will ensure new development and redevelopment in the area is held to the appropriate design standards of the Woonsocket Main Street Design Guidelines.

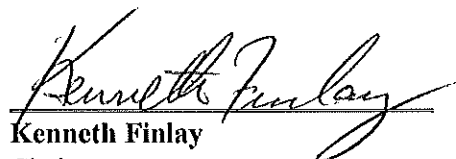
The Planning Board recommends that the City Council approve the proposed amendment to the Downtown Overlay District boundary.

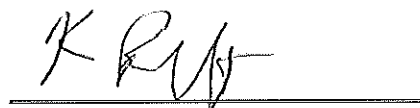
Motion by Member Pratt and seconded by Member Finlay to approve the recommendation as stated above.

Chairman Finlay	Yes
Vice Chair Eappen	Yes
Member Pratt	Yes

Motion	Passes	3-0-0 (Members Gardner and Miller Absent)
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Certified at Woonsocket, Rhode Island, April 6, 2021.


Kenneth Finlay
Chairman


Kevin Proft
Administrative Officer