

City of Woonsocket, RI

Planning Board Meeting Minutes

Date/Time: Tuesday, May 4, 2021 | 6:00PM
Location: Teleconference via Zoom, Meeting ID: 850 1348 6290

I. Call to Order:

Chairman Finlay called the meeting to order at 6:04PM.

II. Attendance Review:

Members in Attendance:

1. Ken Finlay, Chairman
2. Roji Eappen, Vice-Chairman (joined mid-meeting)
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. Frank Caprio, Representing SAC 39 LLC

III. Remote Meeting Announcement:

The Chair 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 June 1, 2021 in the case of technical difficulties with the remote meeting.

Motion to CONTINUE ADVERTISED AGENDA ITEMS TO THE JUNE 1, 2021 MEETING in the case of technical difficulties: Member Pratt

Second: Member Garner

Discussion:

Vote:

Chairman Finlay	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 3-0-0

- V. Correction/Approval of Minutes:

A. Motion to APPROVE THE MINUTES for April 6, 2021 Planning Board meeting: Member Pratt

Second: Member Gardner

Discussion:

Vote:

Chairman Finlay	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 3-0-0

- VI. Meeting Business:

A. *Bond Approval Amendment – Oak Grove Phase IV | Oak Grove Phase IV was sold by Vikon Properties to Sac 39 LLC. The new owner has agreed to accept the Planning Board's previously approved bond amount of \$650,000. The new owner has requested that the Planning Board amend the Conditions of Approval associated with previously approved Bond Approval before he submits a bond for the project. The Planning Board will review the existing bond*

approval to determine whether its conditions remain appropriate given the transfer in ownership. The Planning Board may vote to amend the bond approval and its conditions at this meeting. The Planning Board may also vote to approve the release of Vikon Property's existing bond at the appropriate time in the bond transfer process.

Mr. Kevin Proft introduced the new owner, Sac 39 LLC, to the Board and provided a summary of the Board's previous actions for the Oak Grove development. He then reviewed the Staff Report provided to the Board, including updates to the bond's Conditions of Approval. Mr. Proft informed the Board that the Tax Assessor alerted him earlier in the day that taxes that were to be paid by Vikon as part of the sale of the project to SAC 39 LLC were not received by the City. He spoke to SAC 39 LLC prior to the Board meeting, and Mr. Proft recommends adding an additional Condition stating the property taxes for parcel 45-1 will be made current prior to the bond being accepted by the City. He does not foresee any difficulty resolving this issue based on his earlier conversation with the applicant.

Member Pratt asked if the previous bond will stay in effect until the new bond is received. He also asked if this new bond is solely for Oak Grove Phase IV. Mr. Proft confirmed both.

There was a brief discussion regarding some of the Conditions. Chairman Finlay suggested removing the Condition requiring reports from the new owner.

Mr. Frank Caprio, representing Sac 39 LLC, spoke to the Board. He said the new bond has been issued and will officially replace the old bond soon. Regarding the tax issue, the closing escrow check has been voided, and a new escrow check will be hand delivered tomorrow to resolve the taxes.

Chairman Finlay asked for his opinion regarding the status report Condition. Mr. Caprio said his client would not be opposed to filing a status report at any time as requested by the Board.

The Conditions of Approval included:

1. The developer shall complete all proposed Phase IV improvements – including acceptance of the utilities and roadway as public by the City Council – within 24 months of acceptance of SAC 39 LLC's bond by the City. Per section 11.1.3 of the Subdivision Regulations, if the improvements are not complete within said timeframe, the developer may appear before the Planning Board to request up to one additional year to complete the project. Following the initial 24-month time period and any extension of the time period granted by the Planning Board, the City will begin the process of closing on the bond.
2. The developer may be required to file up to two status reports per calendar year by the Planning Board. The developer shall be given two-weeks notice prior to such a report being due. Reports shall be due two weeks prior to Planning Board meetings to allow adequate time for review. Failure to file a report shall result in the developer's portion of the project being halted by the City until the developer files the report at another regularly scheduled Planning Board meeting. At the discretion of the Planning Board Chairman, the developer may be required to appear before the Planning Board if a report is deemed inadequate. Typically, Planning Board meetings occur on the first Tuesday of each month.
3. The developer shall be responsible for snow removal in Phase IV of the project until the roadway and utilities have been accepted by the City Council, regardless of lot ownership. Should the City

be required to plow Phase IV of the subdivision due to inaction by the developer, it reserves the right to invoice the developer for time, labor, and equipment that must be used for snow removal. If equipment is damaged due to the roadway's condition, the City reserves the right to bill the developer for the cost of replacement/repairs. All invoices must be paid before the City Council accepts the roadway.

4. The developer shall ensure proper dust and erosion control measures are implemented during the construction of Phase IV of the project. Should proper controls not be implemented or maintained, the City may stop work on the project until the issue is corrected.
5. The developer shall keep the temporary cul-de-sacs clear of debris or building material stockpiles to allow fire apparatus to maneuver on the dead-end streets as required by NFPA. Should the cul-de-sacs be blocked, the developer's portion of the project will be halted by the City until the developer corrects the situation.
6. Outstanding taxes associated with Lot 45-1 shall be paid prior to the acceptance of SAC 39 LLC's bond.

MOTION TO APPROVE BOND REQUEST FOR Sac 39 LLC with conditions: Member Gardner
Second: Member Pratt

Discussion:

Vote:

Chairman Finlay	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 3-0-0

MOTION TO RELEASE THE PREVIOUS BOND SUBMITTED BY VIKON PROPERTIES
THROUGH BOND COUNCIL WHEN APPROPRIATE DURING THE TRANSFER PROCESS:

Member Gardner

Second: Chairman Finlay

Discussion:

Vote:

Chairman Finlay	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 3-0-0

- B. *Minor Subdivision – Preliminary & Final Plan Review | Applicant/Owner: City of Woonsocket | Project Location: 38 Burnside Ave (Lot 36-279) | Project Description: The applicant is seeking to subdivide the existing lot into two lots. The purpose is to create two buildable lots for the construction of single-family homes. The Planning Board may vote on a motion to approve the proposed Preliminary and Final Plan at this meeting.*

Mr. Proft provided an introduction to the Board regarding 38 Burnside Avenue. The City demolished two previous buildings as part of a blight reduction program. The City intends to sell the vacant property to a private developer to create two homes, and this requires a subdivision to split it into two lots. The City

Council requires the new residential buildings be single family dwellings. Mr. Proft reviewed the prepared Staff Report.

Chairman Finlay asked if this is the only time the project will be before the Board, and Mr. Proft said the Board can request it return for additional review. The Chair said one review stage would be adequate, but alerted the Planning Board that this would be their only opportunity to comment on the project.

Chairman Finlay stated he felt this subdivision/development will be a great improvement to the site. He then read the Findings of Fact, including the following Conditions of Approval:

1. Erosion shall be managed during and after construction and stormwater from new impervious surface resulting from development (if any) 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.
2. The developer shall ensure proper dust and erosion control measures are implemented during the construction of the project. Should proper controls not be implemented or maintained, the City may stop work on the project until the issue is corrected.
3. Construction hours shall be limited to 7 a.m. to 7 p.m. from Monday-Saturday. No construction shall occur on Sunday.
4. Per Ordinance 21-O-27, only single-family homes shall be built on Lot 36-279 & Parcel A.

MOTION TO APPROVE WITH CONDITIONS: Member Gardner

Second: Member Pratt

Discussion:

Vote:

Chairman Finlay	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed **3-0-0**

- C. *Study & Recommendation – The City Council has requested that the Planning Board provide study and recommendation on ordinance 21-O-28 – In Amendment of the Code of Ordinances, City of Woonsocket, RI, Appendix C, Entitled “Zoning” regarding Distilleries and Micro-Distilleries. The Planning Board may vote on a motion to send a recommendation on this ordinance to the City Council.*

Mr. Proft said this is a minor change that adds a use to the Use Table. This ordinance had previously been amended to include breweries and microbreweries. The current proposed amendment would update the use to “breweries, distilleries, microbreweries, microdistilleries, and wineries”. Two definitions were added as part of the amendment to define “distilleries” and “microdistilleries”.

The Board reviewed the draft Recommendation for the City Council.

MOTION TO RECOMMEND THE PASSAGE OF 21-O-28: Member Gardner

Second: Chairman Finlay

Discussion:

Vote:

Chairman Finlay	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed **3-0-0**

D. *PUBLIC HEARING: Subdivision Regulations Amendment | This item was continued from the April 6, 2021 Planning Board Meeting to the May 4, 2021 Planning Board meeting. 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.*

Mr. Proft reviewed the proposed changes/corrections to the subdivision regulations as listed in the agenda.

Vice-chairman Roji Eappen joined the meeting during the discussion.

The Planning Board made minor changes to the amendment before voting on a motion to approve. The only substantive change to the proposed amendment included requiring both the Chair and Vice-Chair to approve moving forward with a minor change to a recorded plan administratively under section 12.5.1.

MOTION TO APPROVE THE PROPOSED AMENDMENTS with changes: Member Gardner

Second: Vice-Chairman Eappen

Discussion:

Vote:

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

Motion Passed **4-0-0**

VII. Administrative Officer's Report:

Mr. Proft provided a brief report on Planning Board and Planning Department issues.

VIII. Special Meeting Date – The Planning Board will hold a special meeting on May 11, 2021 to review a Master Plan application for the redevelopment of Bernon Mills | Online via Zoom.

IX. Next Regular Meeting Date:
Tuesday, June 1, 2021 | Online via Zoom

X. Adjournment:
MOTION TO ADJOURN (8:13 PM): Member Gardner
Second: Vice-Chairman Eappen
Discussion: None
Vote:

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

Motion Passed	4-0-0
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Addendums

Oak Grove Phase IV Bond Approval Letter

38 Burnside Ave Findings of Fact & Decision



City of Woonsocket, RI

Planning Board

To: SAC 39 LLC
c/o Frank Caprio
1 Center Place
Providence, RI 02903

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

Date: May 5, 2021

Re: Conditional Approval of Oak Grove Phase IV Improvement Guarantee Amount

Dear Mr. Caprio,

Per Section 11.1.2 of the Subdivision Regulations, the Planning Board is responsible for approving the amount of improvement guarantees. 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.

At the request of the previous owner (Vikon Properties), the Woonsocket Planning Board unanimously approved the amount of the Oak Grove Phase IV improvement guarantee at \$650,000 at its November 10, 2020 meeting. This approval was granted to Vikon Properties, the previous owner of the project. The amount was proposed by Level Design Group, Vikon Properties engineering firm, and was reviewed and endorsed by the City’s Engineering Division prior to the meeting.

As the new owner of the project, SAC 39 LLC agreed to seek approval of a bond in the same amount of \$650,000. This request was approved by the Planning Board at its May 4, 2021 meeting with the following Conditions of Approval:

1. The developer shall complete all proposed Phase IV improvements – including acceptance of the utilities and roadway as public by the City Council – within 24 months of acceptance of SAC 39 LLC’s bond by the City. Per section 11.1.3 of the Subdivision Regulations, if the improvements are not complete within said timeframe, the developer may appear before the Planning Board to request up to one additional year to complete the project. Following the initial 24-month time period and any extension of the time period granted by the Planning Board, the City will begin the process of closing on the bond.
2. The developer may be required to file up to two status reports per calendar year by the Planning Board. The developer shall be given two-weeks notice prior to such a report being due. Reports shall be due two weeks prior to Planning Board meetings to allow adequate time for review. Failure to file a report shall result in the developer’s portion of the project being halted by the City until

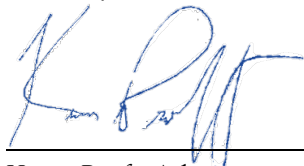
the developer files the report at another regularly scheduled Planning Board meeting. At the discretion of the Planning Board Chairman, the developer may be required to appear before the Planning Board if a report is deemed inadequate. Typically, Planning Board meetings occur on the first Tuesday of each month.

3. The developer shall be responsible for snow removal in Phase IV of the project until the roadway and utilities have been accepted by the City Council, regardless of lot ownership. Should the City be required to plow Phase IV of the subdivision due to inaction by the developer, it reserves the right to invoice the developer for time, labor, and equipment that must be used for snow removal. If equipment is damaged due to the roadway's condition, the City reserves the right to bill the developer for the cost of replacement/repairs. All invoices must be paid before the City Council accepts the roadway.
4. The developer shall ensure proper dust and erosion control measures are implemented during the construction of Phase IV of the project. Should proper controls not be implemented or maintained, the City may stop work on the project until the issue is corrected.
5. The developer shall keep the temporary cul-de-sacs clear of debris or building material stockpiles to allow fire apparatus to maneuver on the dead-end streets as required by NFPA. Should the cul-de-sacs be blocked, the developer's portion of the project will be halted by the City until the developer corrects the situation.
6. Outstanding taxes associated with Lot 45-1 shall be paid prior to the acceptance of SAC 39 LLC's bond.

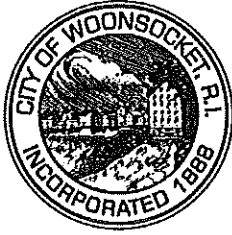
While the Planning Board has set a period of time of 24 months within which improvements should be completed, per section 11.1.3 of the Subdivision Regulations the improvement guarantee itself shall not have an expiration date. Further, while the Planning Board may consider a reduction in the amount of the improvement guarantee based on progress made towards completion of improvements (section 11.1.4 of the Subdivision Regulations), 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.

Per section 11.1.1 of the Subdivision Regulations, the improvement guarantee should be delivered to the Administrative Officer of the Woonsocket Planning Board. Upon the City Solicitor's establishment of the bonding company's reliability, the Administrative Officer shall transfer the bond to the City Treasurer, who will file the bond in the Treasury safe for safekeeping.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Proft", written over a horizontal line.

Kevin Proft, Administrative Officer
Woonsocket Planning Board



City of Woonsocket, RI

Planning Board: Findings of Fact & Decision

May 4, 2021

I. Applicant

Property Owner's Name: City of Woonsocket
Property Owner's Address: 169 Main Street, Woonsocket, RI 02895

II. Property

Assessor's Plat(s): Lots 36-279
Address(es)/Location(s): 38 Burnside Ave
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: Two single-family homes
Description: The applicant proposes to subdivide one parcel into two parcels for the construction of single-family homes.
Plan Title: Minor Subdivision of 38 Burnside Avenue, Assessor's Map C5 Lot 36-279, Woonsocket, Rhode Island, Prepared for the City of Woonsocket...
Plan Date: April 9, 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 (April 22, 2021), Subdivision Plan (April 9, 2021), Administrative Officer's staff report (April 28, 2021), Draft Findings of Fact & Decision (May 4, 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, "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 reviewed the plan and determined the application complies with the Zoning Ordinance.
3. That there will be no significant negative environmental impacts from the proposed subdivision's development.
 - a. The proposed subdivision and redevelopment of 38 Burnside Ave is expected to maintain or reduce existing impervious cover on the site. The proposed subdivision and redevelopment of 38 Burnside Ave will reduce impervious cover compared to pre-demolition conditions (demo completed August 7, 2020).
 - b. The subject lot has no known wetlands and is not within a flood zone.

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 and requested changes, which were incorporated.
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 Burnside Ave.
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 will have little to no negative community impacts.
 - ii. The proposed subdivision and redevelopment of 38 Burnside Ave is expected to maintain or reduce existing impervious cover on the site. The proposed subdivision and redevelopment of 38 Burnside Ave will reduces impervious cover compared to pre-demolition conditions (demo completed August 7, 2020).
 - 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 received by the Planning Department on April 6, 2021, certified complete on April 22, 2021 and reviewed by the Planning Board at the May 4, 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.

- 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 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 property was picked up at tax sale by the City of Woonsocket and later foreclosed on. Property taxes associated with this parcel are expected to be waived by the City Council.

VII. Conditions of Approval

1. Erosion shall be managed during and after construction and stormwater from new impervious surface resulting from development (if any) 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.
2. The developer shall ensure proper dust and erosion control measures are implemented during the construction of the project. Should proper controls not be implemented or maintained, the City may stop work on the project until the issue is corrected.
3. Construction hours shall be limited to 7 a.m. to 7 p.m. from Monday-Saturday. No construction shall occur on Sunday.
4. Per Ordinance 21-O-27, only single-family homes shall be built on Lot 36-279 & Parcel A.

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 Gardner and seconded by Member Pratt that the combined Preliminary and Final Minor Subdivision Plan proposed by the City of Woonsocket, 169 Main Street, Woonsocket, RI 02895 be approved with conditions.

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

Motion	Passes	3-0-0
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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.

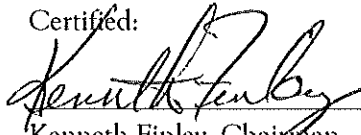
X. Vesting of Decision

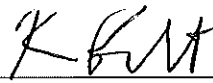
According to Section 5.5 of the City's Subdivision Regulations, the approved minor subdivision shall be vested for a period of 90 days from the date of approval unless, within such period a final plat, in conformity with such approval is submitted for signature and recording as specified in section 12 of the subdivision regulations. Validity may be extended for a longer period, for cause shown, if requested by the applicant in writing, 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 May 4, 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

RECEIVED IN WOONSOCKET R.I.
DATE May 07, 2021 TIME 11:37:06A
Christina Harmon, CITY CLERK