

City of Woonsocket, RI

Planning Board Meeting Minutes

Date/Time: Tuesday, January 4, 2022 | 6 PM

Location: City Hall, 169 Main Street, Woonsocket | Harris Hall (3rd Floor)

I. Call to Order

Chairman Finlay called the meeting to order at 6:02 PM.

II. Attendance Review

Members in Attendance

1. Ken Finlay, Chairman
2. Wendall Gardner
3. Jon Pratt

Members Absent:

1. Roji Eappen, Vice-Chairman

Staff in Attendance:

1. Kevin Proft, City Planner/Administrative Officer
2. Genesis Johnson, Recording Secretary

III. Correction/Approval of Minutes

Motion to APPROVE Planning Board Meeting Minutes of October 5, 2021 and December 7, 2021: Member Pratt

Second: Member Gardner

Discussion: None.

Vote:

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

Motion Passed 3-0-0

Due to a lack of a quorum of members present at the November 9 Planning Board and Design Review Commission meetings, no action was taken on the associated draft minutes. They will appear for approval on the February 1 meeting agenda.

Mr. Proft noted that the October 5, 2021 Design Review Commission meeting minutes should also appear on the February 1 meeting agenda.

- IV. **Public Hearing** | Major Subdivision – Preliminary & Final Plan Review | Applicant/Owner: RLB Realty, LLC c/o Susan M. Paquin | Project Location: 767 Social Street (Lot 21-251) | Project Description: The applicant proposes to subdivide the existing lot into two lots. The purpose of the subdivision is to separate two existing primary structures onto their own lots. No new development is proposed.

Attorney Lloyd Gariepy represented the applicant on this application. Mr. Gariepy updated the Board on the status of this project. The Master Plan of the subdivision was approved by the Planning Board in April 2021 with a condition of approval that required the applicant to receive Zoning Board approval. The applicant secured Zoning Board approval in November 2021. During the zoning hearing, Mr. Gariepy's testimony at the Zoning Board meeting noted that the 2 ft. setback under discussion does not grant room for the owner of the existing structure to maintain or improve his building. Mr. Gariepy stated that he testified that an access easement for the purpose of maintaining the building would be recorded at the time of sale of either property. The Planning Board decided that the Major Subdivision Plan under consideration could be recorded without the easement being depicted as long as the Findings of Fact and Decision included a condition-of-approval stipulating that an easement agreement and easement plan relating to access and maintenance of the existing structure be recorded at the time of sale.

Mr. Proft stated that the surveyor associated with the project had been challenging to communicate with which had left many outstanding items unresolved at the time he prepared the application for the board members review. He stated that he had received a revised plan dated 1/4/22 that resolved all of the outstanding items just prior to the meeting. Mr. Proft stated the only remaining relevant discussion items included in the staff report for the project were the items relating to tax delinquency and the access and maintenance easement.

The Board asked Mr. Gariepy about the applicant's tax delinquency relating to the subject parcel. Mr. Gariepy agreed that the taxes had to be paid before the plan could be recorded, but asked that the Planning Board vote to approve the subdivision at the 1/4/22 meeting with a condition-of-approval stipulating that the taxes be paid prior to final plan recording. The Planning Board agreed to this request.

Chairman Finlay expressed concern about the chain mechanism that prohibits access to the parking area after business hours. He stated that the construction of the mechanism was poor – in relating to both materials and craftsmanship – and stated that a jagged edge of the

mechanism was protruding into the public sidewalk. He stated that, while he believed it was outside the Planning Board's purview to require the mechanism to be improved as part of the subdivision review process, he would like to see the issue resolved. Mr. Gariepy asked that the appropriate City Department of Division send a letter to the property owner – copying Mr. Gariepy – requesting that the issue be addressed. Mr. Gariepy said he would then work with the owner to address the issue. Jon Pratt, Planning Board Member and City Engineer, said he would raise the concern with the appropriate staff and have such a letter sent.

Motion to OPEN and CLOSE a public hearing: Member Gardner

Second: Member Pratt

Discussion: Chairman Finlay noted that no members of the public were present at the planning board meeting.

Vote:

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

Motion Passed

3-0-0

Mr. Proft requested that the draft Findings of Fact and Decision be modified to reflect most recent revision date – 1/4/22 – of the subdivision plan in sections III and V.

Chairman Finlay read the Planning Board's Findings of Fact & Decision into the record including the following conditions of approval:

1. The parcel was delinquent in the payment of real estate taxes as of December 30, 2021. The applicant shall rectify this delinquency prior to plan recording.
2. An easement agreement, including access, with a metes and bounds description of the easement area, and with a plan of easement depicting the location of the easement on the parcel, shall be granted to New Parcel A by Lot 21-251 to allow access for maintenance to the exterior façade of the existing structure, and shall be recorded in the City's land evidence record prior to the sale of either parcel. Said easement agreement and plan shall be reviewed by City staff prior to recording.

Motion to APPROVE the Major Subdivision with Conditions of Approval:

Member Gardner

Second: Member Pratt

Discussion: None.

Vote:

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

Motion Passed 3-0-0

V. **Election of Planning Board Officers** | The Planning Board will elect its slate of 2022 officers.

Motion to NOMINATE Member Gardner for Vice Chair: Chairman Finlay
 Second: Member Pratt
 Discussion: None.
 Vote:

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

Motion Passed 3-0-0

Motion to NOMINATE Ken Finlay for Chairman: Vice-Chairman Gardner
 Second: Member Pratt
 Discussion: None.
 Vote:

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

Motion Passed 3-0-0

The board will nominate a Secretary at a future meeting when additional members are in attendance.

VI. **Annual Report of the Planning Board** | According to the Woonsocket City Charter and Rhode Island General Law, the Planning Board is required to “submit an annual report to the mayor, summarizing the work of the preceding year with recommendations as to plans and actions for future development.” The Planning Board will review a draft report and may vote to approve the draft report at this meeting.

Motion to APPROVE and send Annual Report to the Mayor's Office: Member Pratt

Second: Vice-Chairman Gardner

Discussion: None.

Vote:

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

Motion Passed 3-0-0

VII. Administrative Officer's Report

No formal report was presented to the Board, but Mr. Proft did update members on recent activity relating to previously approved project and administrative subdivisions.

- 293 Social Street, Burger King – DRC Site Plan approval recorded.
- 30 Newbury Avenue, 2-lot subdivision – Administrative Final Plan Approval Granted & Plan Recorded.
- Bernon Mills – Preliminary Plan application received, undergoing staff review, Special Planning Board meeting January 25th.

Mr. Proft informed the Board the Bianca Policastro resigned as Planning Director. Michael Debrouse has been appointed as interim Planning Director as of January 5, 2022.

VIII. Next Meeting Date:

Special Meeting – January 25, 2022

Regular Meeting – February 1, 2022

IX. Adjournment

Motion to adjourn the meeting at 6:45 PM: Vice-Chairman Gardner

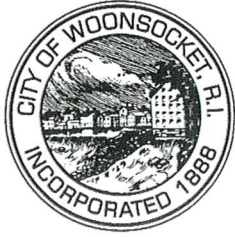
Second: Member Pratt

Discussion: None.

Vote:

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

Motion Passed 3-0-0



City of Woonsocket, RI

Planning Board: Findings of Fact & Decision

January 4, 2022

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 Garipey, 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)

III. Application

Type:	Major Subdivision
Review Stage:	Preliminary & Final Plan Review (combined)
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 Lot 21-251 in Woonsocket, Rhode Island
Surveyor:	Commonwealth Land Surveyors 1182 South Main Street, Attleboro, MA 02703
Plan Date:	August 10, 2020 revised: January 4, 2022

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 – Preliminary Plan and Final Plan*

V. Exhibits

The following exhibits were used to inform the decision of the Planning Board: Subdivision Application (November 17, 2021), Subdivision Plan (revised January 4, 2022), Staff comment memo (December 9, 2021), Zoning Decision (November 29, 2021), Recorded Plat Depicting Flood Control Easement (Plat Book 13, Map 1, Page 9 of 12), Treasurer's memo on tax delinquency (December 30, 2021), Administrative Officer's staff report (January 3, 2021), Draft Findings of Fact & Decision (January 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 "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. The applicant secured a dimensional variance from the Zoning Board at the November 8, 2021 Zoning Board meeting.
 - b. The Zoning Official has determined the application otherwise 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 has secured 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 at the Master Plan stage, 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 signed by the applicant on November 17, 2021 and the application was reviewed by the Planning Board at the January 4, 2022 Planning Board meeting.
 - c. That the project exhibits high-quality and appropriate design.
 - i. The Engineering Division reviewed the plan at the Master Plan stage, 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.
 - ii. The Engineering Division reviewed the plan at the Master Plan stage, 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.
 - ii. The Preliminary & Final Plan was reviewed by the Planning 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 delinquent in the payment of real estate taxes as of December 30, 2021. A condition of approval has been added to this decision that requires the applicant to rectify this delinquency prior to the recording of the final plan in the City's Land Evidence Record.

VII. Conditions of Approval

- 1. The parcel was delinquent in the payment of real estate taxes as of December 30, 2021. The applicant shall rectify this delinquency prior to plan recording.
- 2. An easement agreement including access with metes & bounds description with a plan of easement shall be granted to New Parcel A by Lot 21-251 to allow access for maintenance to the exterior façade of the existing structure prior to the sale of either parcel and shall be recorded in the City's Land Evidence Record. Said easement agreement and plan of easement shall be reviewed by City staff prior to recording.

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 Major Subdivision Preliminary & Final 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	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.

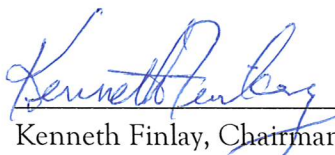
X. Expiration of Decision

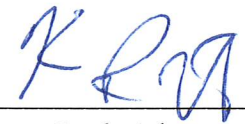
According to Section 6.6.3 of the City's Subdivision Regulations, the final approval of a Major Subdivision or Land Development Project shall expire one year from the date of approval unless, within that period, the final plat shall have been submitted for signature and recording as specified in section 12 of [the Subdivision Regulations]. The Planning Board may, for good cause shown, extend the period for recording for an additional period.

XI. Certification

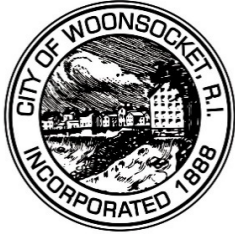
This is to certify that these Findings of Facts & Decision reflect the action of the Woonsocket Planning Board at their regularly scheduled meeting of January 4, 2022, a quorum being present throughout, in accordance with the *Subdivision & Land Development Regulations of the City of Woonsocket, Rhode 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 Feb 03, 2022 TIME 09:07:31A
Christina Harmon, CITY CLERK



City of Woonsocket, RI

Department of Planning & Development

To: Lisa Baldelli-Hunt, Mayor
Cc: Woonsocket Planning Board

From: Kevin Proft, City Planner

Date: December 30, 2021

Re: 2021 Annual Report of the Woonsocket Planning Board

According to the Woonsocket City Charter and Rhode Island General Law, the Planning Board is required to “submit an annual report to the mayor, summarizing the work of the preceding year with recommendations as to plans and actions for future development.” The following is the 2021 Annual Report of the Woonsocket Planning Board. Please let me know if you have any questions or comments.

Board Members

- Kenneth Finlay | Chairman
- Roji Eappen | Vice-Chairman
- Ron Miller | Secretary | Resigned: August 2021
- Wendall Gardner | Member
- Jonathan Pratt | Ex-Officio Member, January 2019 – Present

Personnel

City Planner & Administrative Officer to the Planning Board

- Kevin Proft | June 2019 - Present

Director of Planning & Development

- Scott Gibbs (interim) | April 2020 – January 2021
- Bianca Policastro (consultant, interim, permanent) | February 2021 – December 2021

Subdivisions & Land Development Plans

Administrative

- 70, 0 & 0 N. Main St. (Lots 13-71, 69, & 68) | merge 3 lots into 2 lots | February 5, 2021
- 313 & 0 Pond Street (Lots 20-10 & 13) | merge parcels | March 5, 2021
- 0 & 34 Dulude Ave (Lots 37-117 & 172) | lot line adjustment | April 5, 2021
- 1697 & 0 Mendon Road (Lots 42-19 & 510) | merge parcels | May 3, 2021
- 1500 Diamond Hill Road | merge 5 lots into 2 lots | May 7, 2021
- 0 Simone Ave (Lot 32-216) | lot line adjustment | May 13, 2021
- 0 Baily Street & 0 Transit Street (Lots 10-186 & 187) | merge parcels | May 28, 2021
- 0, 143, 0 & 159 Cooper Ave (Lots 25-6, 60, 186 & 195) | merge parcels | August 27, 2021
- 0, 0 & 0 Manila & Olympia Ave (Lots 55-88, 115 & 116) | merge parcels | Oct 5, 2021

Minor

- 0 Elm Street & 0 Robinson Street (Lots 36-76 & 78) | Combined Preliminary & Final Plan (April 6, 2021) | divide 2 lots into 3 lots | Applicant: Beauchemin Designs, Inc, c/o Ed Beauchemin
- 38 Burnside Ave (Lot 36-279) | Combined Preliminary & Final Plan (May 4, 2021) | divide 1 lot into 2 lots | Applicant: City of Woonsocket
- 163 Church Street (Lot 14-264) | Preliminary Plan (October 5, 2021) | divide 1 lot into 4 lots | Applicant: Envisiontech Corp. c/o Kenneth Marandola Jr.
 - Awaiting Final Plan application
- 30 Newbury Ave (Lot 42-2) | Preliminary Plan (October 5, 2021), Administrative Final Plan (December 22, 2021) | divide 1 lot into 2 lots | Applicant: Coleman Nee and Richard Russell

Major

- 153 Hamlet Ave (Lot 28-12) | Master Plan (November 9, 2021) | develop mix of self-storage, contractor storage and retail space | Applicant: 153 Hamlet, LLC c/o Nick Durgarian.
 - Awaiting Preliminary Plan application
- 767 Social Street (Lot 21-251) | Master Plan (April 6, 2021) | divide 1 commercial lot into 2 commercial lots | RLB Realty, LLC c/o Susan M. Paquin
 - Preliminary/Final Plan application under review

- 115, 119 & 0 Front Street (Lot 15-16, 61 & 221) | Master Plan (May 11, 2021) | adjust lot lines and develop mix of multi-family rental units and commercial space at Bernon Mills | Brisa Development, LLC
 - Preliminary Plan application under review
- Parcels off Park East Drive (Lots 51-1, 108 & 109) | Combined Master & Preliminary Plan (July 9, 2020), Administrative Final Plan (June 30, 2021) | develop manufacturing building (RESH) | Applicant: Redevelopment Agency of Woonsocket | Owners: Redevelopment Agency of Woonsocket & First Mendon Associates, LLC

Amendments

- 230 Hawthorn Circle | Minor Change | alter required natural buffer depicted on Plat Book 19 Page 29 (1988) | April 9, 2021

Design Review Overlay District

Sign Reviews

- Antoitos Taqueria | 1188 Cumberland Hill Road (Lot 43-13)
- Geri's Bluffing Boutique | 285 Main Street (Lot 14-368)
- Masis Staffing | 101 Main Street (Lot 14-163)
- Pappas OPT | 20 Cumberland Hill Road (Lot 37-32)
- St. Joseph | 1148-1210 Mendon Road (Lot 55-2)

Full Design Review

- 0 & 313 Pond Street (Lots 20-13 & 20-10) | Design Review (February 2, 2021) | construction of accessory storage building and site improvements | Applicant: Z28-350, LLC c/o Cy Henry
- 43 Railroad Street (Lot 14-205) | Architectural Design (September 1, 2020), Site Design (November 9, 2021) | redevelopment of existing industrial building into mixed-use commercial/residential | Applicant: Leszek Przybylko | Owner: 43 Railroad LLC
 - Conditions of Approval remain outstanding
- 600 Social Street (Lot 22-14) | Architectural Design (February 2, 2021), Site Design (November 9, 2021) | redevelop existing structure and lot into new Boys & Girls Club facility | Applicant: Boys & Girls Club of Northern Rhode Island c/o Gary Rebelo
 - Conditions of Approval remain outstanding
- 293 Social Street (Lot 22-52) | Architectural Design (July 13, 2021), Site Design (December 16, 2021) | update exterior & drive-through of existing Burger King | Applicant: James Cammilleri, JSC Management Group | Owner: Renaissance Development Corp
 - Conditions of Approval remain outstanding

- 777 Providence Street (Lot 5-79) | Design Review (August 17, 2021) | development of self-storage structure with site improvements | Applicant: True Storage | Owner: City of Woonsocket
- 336 Cumberland Street (Lot 37-192) | Design Review (August 17, 2021) | update exterior & parking area for new convenience store and pizzeria | Applicant: Rashid Gaffney | Owner: Woonsocket Realty, LLC
- 1338 Park Ave (Lot 18-413) | Design Review (October 5, 2021) | update exterior and drive-through of existing Dunkin' Donuts | Applicant: Dan's Property Acquisition LLC

River Corridor Overlay District

- none

Advice and Recommendation

The Planning Board provided advice and recommendation to the City Council on the following Ordinances and Resolutions:

- 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. Baptist Church)
 - Purpose: Change the future land use designation of the above parcels from high-density residential to mixed-use residential/commercial in the Comprehensive Plan.
 - Outcome: Planning Board recommended passage (April 6, 2021) | Ordinance approved (June 2021)
- Ordinance 21-O-17 - Amending the Code Ordinances, City of Woonsocket Rhode Island, Appendix C, Entitled "Zoning" Zoning Map
 - Purpose: Change the zoning designation of lots 10-13, 18, & 22 from R-4 to MU-1.
 - Outcome: Planning Board recommended passage (April 6, 2021) | Ordinance approved (July 2021)
- 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
 - Purpose: Expand Downtown Overlay District to include properties along South Main Street (to Providence Street) and part of Front Street .
 - Outcome: Planning Board recommended passage (April 6, 2021) | Ordinance tabled (May 2021) - no further action taken
- Ordinance 21-O-28 - In Amendment of the Code of Ordinances, City of Woonsocket, RI, Appendix C, Entitled "Zoning" regarding Distilleries and Micro-Distilleries

- Purpose: Added Distilleries and Micro-Distilleries to the use table and added definitions for said uses to the Zoning Ordinance.
- Outcome: Planning Board recommended passage (May 4, 2021) | Ordinance approved (July 2021)

Subdivision Regulation Amendments

- Title: Proposed Woonsocket Subdivision & Land Development Regulations Amendment – Various Changes
 - Purpose: Substantive proposed changes included 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 were also 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).
 - Outcome: Planning Board approved the amendment (May 4, 2021)

Plans and Actions for Future Development

The Planning Board and Department of Planning & Development intend to focus on the following areas in 2022 and beyond:

- Comprehensive Plan – The City is developing a new comprehensive plan with the assistance of Horsley Witten Group. The new comprehensive plan should be completed in Winter 2022-23.
- Regulatory Reform – The current versions of the Zoning Code and Subdivision Regulations are, in many respects, ill-equipped to facilitate a smooth and predictable development process and often discourages beneficial development. In the short-term, the Board and Department will work to correct the most egregious issues with the documents. In the long-term, the Board and Department will work to amend critical sections of the document based largely on the recommendations of the Comprehensive Plan.