

City of Woonsocket, RI

Planning Board Meeting Minutes

Date/Time: Tuesday, October 5, 2021 | 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

Chairman Finlay informed the Board that Secretary Ron Miller has had to resign his position. He thanked him for his service on the Planning Board.

III. Correction/Approval of Minutes

None.

IV. **Minor Subdivision – Preliminary Plan Review | Applicants: Coleman Nee & Richard Russell | Owner: Coleman Nee | Project Location: 30 Newbury Ave (Lot 42-2) | Project Description: The applicant is seeking to subdivide the existing single lot into two lots for the purpose of constructing two single-family homes. The proposal does not meet the requirements of the Zoning Ordinance and will require variances from the Zoning Board prior to Final Plan approval.**

Co-owners Coleman Nee and Richard Russell presented the application. Mr. Nee stated that a two-family home on the property had experienced a fire and been demolished. He stated that he and Mr. Russell would rather construct two single-family homes on the property instead of a

duplex, which is allowed by right, because they believe they would fit better with the character of the neighborhood.

Member Pratt noted that the existing driveway is large and asked whether the applicants plan to remove it as part of the project. Mr. Nee said a portion of the driveway would remain in the rear yard to accommodate a basketball hoop.

Member Pratt stated that the typical lot size in the neighborhood is relatively small and that the proposal to subdivide the lot was in line with the character of the neighborhood.

Chairman Finlay asked if there is curbing along the street frontage. The applicant stated that there is not existing curbing and no curbing is proposed.

Mr. Proft asked about the trees towards the front of the lot and if they will have to be removed. Mr. Nee explained that they will most likely need to be removed as their roots would probably be damaged when the new foundations are excavated. The applicant agreed to plant a new street tree in each front yard setback of the proposed subdivision.

Mr. Proft informed the Board that the applicant paid its tax bill since he drafted his staff report and draft approval, so the condition of approval relating to this matter could be struck.

Mr. Proft stated that the applicant needs to secure zoning variances and should contact the Zoning Official to work through this process should the Planning Board approve the applicants' Preliminary Plan.

Mr. Proft requested that Mr. Russell be listed as a co-owner of the property on the subdivision plan when the applicant returns to the Planning Board for Final Plan Approval.

Chairman Finlay read the Planning Board's Findings of Fact & Decision into the record, 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. Proper dust control measures shall be implemented during all stages of development per section 9.0.1 of the City's subdivision regulations.
3. Construction hours shall be limited to 7 a.m. to 5 p.m. from Monday-Saturday. No construction shall occur on Sunday.
4. The required zoning relief shall be secured prior to Final Plan approval.
5. Two street trees shall be added to the subdivision plan within the front yard setbacks of the lots prior to Final Plan approval.

6. Richard Russell shall be added to the subdivision plan as an owner/applicant prior to Final Plan approval.

Motion to APPROVE the Minor Subdivision Application with Conditions of Approval: 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
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- V. **Minor Subdivision – Preliminary Plan Review | Applicant/Owner: Kenneth Marandola | Project Location: 163 Church Street (Lot 14-264) | Project Description: The applicant is seeking to subdivide one existing lot into four lots for the purpose of providing a separate lot for each existing primary structures. The proposal does not meet the requirements of the Zoning Ordinance and will require variances from the Zoning Board prior to Final Plan approval.**

Property owner Kenneth Marandola and his attorney, David Ursillo, presented the plan to the Board. Mr. Ursillo explained that other than the removal of a dumpster, shed, and fencing, the property layout will ultimately stay the same. No new development is being proposed. The purpose of the application is to provide individual lots for each of the four, two-family homes which currently share a single 15,400 sq. ft. lot.

Mr. Ursillo stated that while the new plan does not meet the requirements of the Zoning Ordinance, the current use also violates zoning requirements by allowing multiple primary structures on one lot and by the encroachment of the existing structures into required setbacks.

An easement will be executed permitting residents of all four units access to existing parking lot.

Proposed lots 3 and 4 (buildings C and D) currently share a sewer line. The draft Planning Board's Draft Decision included a stipulation that the lines be separated upon Final Approval of the subdivision. Mr. Ursillo requested that the Board hold off on passing this condition as it is a costly and time-consuming renovation. Mr. Marandola requested the Condition be rephrased to state, "The issue concerning the separation of the sewer laterals to structures C & D shall be resolved between the owner/applicant and Department of Public Works/Engineering Division prior to the Final Plan review application." The Board agreed, and Member Pratt recommended that Mr. Marandola contact DPW Director D'Agostino to resolve the issue. Member Pratt noted that the existing lateral was likely very old.

Member Gardner inquired about the shared parking lot, noting that if Buildings C and D are the owners of portions of the lot, there could be liability concerns if an incident involving one of the residents of A, B, or C occurs on the land. Mr. Ursillo responded that it will be Building D's responsibility to make sure they have the adequate insurance in case something was to happen, and that the easement language would help address this concern and address maintenance responsibilities for the lot.

Mr. Proft stated that though the proposed subdivision will require zoning variances, the original site already violated the Ordinance. He stated that, in his opinion, the proposed conditions are an improvement over existing conditions because there is greater chance of owner occupancy if the buildings are each granted their own lot.

Mr. Marandola stated that he believed the sewer bill delinquency noted in the staff report was an error. Mr. Proft advised that he speak to the City Treasurer to clear up any confusion.

Chairman Finlay proposed an additional condition of approval to prevent buildings C or D from constructing any above-grade barrier to hinder access to the shared parking area. The Board agreed to add the condition to the Findings of Fact and Decision.

Chairman Finlay stated that he was concerned about snow removal between the four units and how responsibility would be split between the residents. Mr. Marandola responded that he was considering including an agreement in the easement that would make the owner of Building D responsible for paying for the removal, but that the other residents would pay a portion of Building D's taxes to distribute the cost burden. Mr. Proft said that when the language of the easement was prepared, it would be shared with the Tax Assessor to confirm that such an arrangement is possible.

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

1. The required zoning relief shall be secured prior to Final Plan approval.
2. The sewer bill delinquency associated with the lot shall be resolved prior to Final Plan approval.
3. Abutter lot number labels shall be changed to the format requested in the City Planner's comments prior to Final Plan approval.
4. Proposed parcel labels shall be corrected at the direction of the City Planner prior to Final Plan approval.
5. The zoning chart shall be updated to state that minimum lot area is 6,000 sf + 4,000 sf per additional unit prior to Final Plan approval.
6. A legal description of the proposed access/parking easement shall be provided prior to the Final Plan approval.

7. Metes & bounds descriptions for each proposed parcel and the access/parking easement shall be provided prior to Final Plan Approval.
8. A note shall be added to the plan stating that the fence behind Structure C shall be razed upon Final Plan approval.
9. The issue concerning the separation of the sewer laterals to structures C & D shall be resolved between the owner/applicant and Department of Public Works/Engineering Division prior to the Final Plan review application.
10. The property owner shall purchase City-owned refuse carts for each unit upon Final Plan approval.
11. No above grade barrier – parallel or perpendicular to Church Street – shall be constructed between structures C and D. The intent of this condition is to maintain free and clear access to the shared parking area behind structures C and D.

Motion to APPROVE the Minor Subdivision Application 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

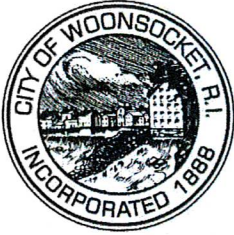
Motion	Passed	3-0-0
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VI. Administrative Officer's Report
None

VII. Next Meeting Date:
November 9, 2021

VIII. Adjournment
Motion to adjourn the meeting at 6:56 PM: 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



City of Woonsocket, RI

Planning Board: Findings of Fact & Decision

October 5, 2021

I. Applicant

Property Owner's Name (1):	Coleman Nee
Property Owner's Address (1):	P.O. Box 25, Mendon, MA 01756
Property Owner's Name (2):	Richard Russell
Property Owner's Address (2):	95 Warren Street West, Raynham, MA 02767

II. Property

Assessor's Plat:	Map E6 Lot 42-02
Address/Location:	30 Newbury Ave
Zoning Designation:	R-3 - Medium-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:	Preliminary Plan Review
Proposed Development Type:	Two single-family homes
Description:	The applicant proposes to subdivide one parcel into two parcels for the construction of two single-family homes. The proposal would require zoning variances.
Plan Title:	Minor Subdivision of 30 Newbury Avenue, Assessor's Map E6 Lot 42-02, Woonsocket, Rhode Island, Prepared for Coleman Nee...
Plan Date:	September 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 (signed August 31, 2021), Subdivision Plan (last revised September 9, 2021), Administrative Officer's staff report (September 29, 2021), Draft Findings of Fact & Decision (October 5, 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, as amended.
 - a. The Zoning Official reviewed the plan and determined the subdivision plan will require variances from the Zoning Board should Preliminary Plan approval be granted by the Planning Board. The variances include minimum lot area, minimum street frontage, minimum lot width at building line. The Planning Board has included a Condition of Approval requiring the applicant to secure the required zoning relief prior to Final Plan Approval.

3. That there will be no significant negative environmental impacts from the proposed subdivision's development.
 - a. The proposed subdivision and redevelopment of 30 Newbury Ave is not expected to significantly increase impervious cover compared to pre-demolition conditions (demo completed December 1, 2020). Any new impervious surface will be managed on-site per City ordinance.
 - b. The subject lot has no know 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 will require variances from the Zoning Board. See #2 above.
 - b. The proposed subdivision 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 Newbury 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 30 Newbury Ave is not expected to significantly increase impervious cover compared to pre-demolition conditions (demo completed December 1, 2020). Any new impervious surface will be managed on-site per City ordinance.
 - 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 August 31, 2021, certified complete on September 7, 2021 and reviewed by the Planning Board at the October 5, 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 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 City Treasurer confirmed that the property is current on taxes as of October 4, 2021.

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. Proper dust control measures shall be implemented during all stages of development per section 9.0.1 of the City's subdivision regulations.
- 3. Construction hours shall be limited to 7 a.m. to 5 p.m. from Monday-Saturday. No construction shall occur on Sunday.
- 4. The required zoning relief shall be secured prior to Final Plan approval.
- 5. Two street trees shall be added to the subdivision plan within the front yard setbacks of the lots prior to Final Plan approval.
- 6. Richard Russell shall be added to the subdivision plan as an owner/applicant prior to Final Plan approval.

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 Pratt and seconded by Member Gardner that the Preliminary Minor Subdivision Plan proposed by Coleman Nee, P.O. Box 25, Mendon, MA 01756, and Richard Russell, 95 Warren Street West, Raynham, MA 02767, 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. Vesting of Decision


According to Section 5.2.4 of the City's Subdivision Regulations, the approved Minor Subdivision Preliminary Plan shall be vested for a period of 1 year. 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

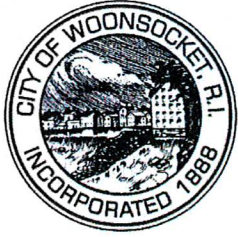
This is to certify that these Findings of Facts & Decision reflect the action of the Woonsocket Planning Board at their regularly scheduled meeting of October 5, 2021, a quorum being present throughout, in accordance with the *Subdivision & Land Development Regulations of the City of Woonsocket, Rhode 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 Oct 12, 2021 TIME 12:56:49P
Christina Harmon, CITY CLERK



City of Woonsocket, RI

Planning Board: Findings of Fact & Decision

October 5, 2021

I. Applicant

Property Owner's Name (1): Envisiontech Corp. c/o Kenneth Marandola, Jr.
Property Owner's Address (1): 1 Waterman Ave, North Providence, RI 02911

II. Property

Assessor's Plat: Map C3 Lot 14-264
Address/Location: 163 Church Street
Zoning Designation: R-4 - High-Density Residential
Surveyor: Kelly Land Services, Inc.
97 Bucks Way, Tiverton, RI/P.O. Box 278, Greenville, RI
401-293-0535/401-232-2620

III. Application

Type: Minor Subdivision
Review Stage: Preliminary Plan Review
Proposed Development Type: None
Description: The applicant proposes to subdivide one parcel into four parcels for the purpose of providing an individual lot for each of the four existing structures. The proposal would require zoning variances.
Plan Title: Minor Subdivision...Envisiontech Corp. Church Street & Boyden Street, Woonsocket, RI Map C3 Lot 14-264 [3 pages]
Plan Date: June 29, 2021, revised September 27, 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 (signed August 10, 2021), Subdivision Plan (last revised September 27, 2021), Memo from Zoning Official (August 31, 2021), Administrative Officer's staff report (September 30, 2021), Draft Findings of Fact & Decision (October 5, 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, “improve the stability and desirability of the City’s older neighborhoods as places to live” (Housing Goal H-3). By providing an individual lot to each primary structure, the likelihood of owner-occupied structures increases, which generally has a stabilizing effect on neighborhoods.
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, as amended.
 - a. The Zoning Official reviewed the plan and determined the subdivision plan will require variances from the Zoning Board should Preliminary Plan approval be granted by the Planning Board. The Planning Board has included a Condition of Approval requiring the applicant to secure the required zoning relief prior to Final Plan Approval.
3. That there will be no significant negative environmental impacts from the proposed subdivision’s development.
 - a. No development is proposed as a result of the subdivision.
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 will require variances from the Zoning Board. See #2 above.
 - b. The proposed subdivision meets the requirements of the Subdivision Regulations.

- c. The Engineering Division reviewed the plan and submitted comments. The applicant has addressed the comments adequately at the Preliminary Plan stage. The Engineering Division's remaining comments shall be addressed prior to Final Plan approval.
5. That the proposed land development and lots will have adequate and permanent physical access to a public street.
- a. All lots will have permanent access to Boyden Street and/or Church Street.
 - b. A shared off-street parking lot shall have permanent access to Church Street. A parking and access easement shall be formalized to provide each lot access to the parking lot in perpetuity prior to Final Plan approval.
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 development is proposed as a result of the subdivision.
 - 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 August 10, 2021 and reviewed by the Planning Board at the October 5, 2021 Planning Board meeting.
 - c. That the project exhibits high-quality and appropriate design.
 - i. The Engineering Division reviewed the plan and submitted comments. The applicant has addressed the comments adequately at the Preliminary Plan stage. The Engineering Division's remaining comments shall be addressed prior to Final Plan approval.
 - 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. No development is proposed as a result of the subdivision.
 - 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 and submitted comments. The applicant has addressed the comments adequately at the Preliminary Plan stage. The Engineering Division's remaining comments shall be addressed prior to Final Plan approval.

- g. That the project underwent thorough technical review by appropriate local officials.
 - i. The 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. As of September 29, 2021, the parcel is current on real estate taxes. The parcel is delinquent on its sewer bill. The property owner shall work with the City Treasurer to resolve the delinquency prior to Final Plan approval.

VII. Conditions of Approval

- 1. The required zoning relief shall be secured prior to Final Plan approval.
- 2. The sewer bill delinquency associated with the lot shall be resolved prior to Final Plan approval.
- 3. Abutter lot number labels shall be changed to the format requested in the City Planner's comments prior to Final Plan approval.
- 4. Proposed parcel labels shall be corrected at the direction of the City Planner prior to Final Plan approval.
- 5. The zoning chart shall be updated to state that minimum lot area is 6,000 sf + 4,000 sf per additional unit prior to Final Plan approval.
- 6. A legal description of the proposed access/parking easement shall be provided prior to the Final Plan approval.
- 7. Metes & bounds descriptions for each proposed parcel and the access/parking easement shall be provided prior to Final Plan Approval.
- 8. A note shall be added to the plan stating that the fence behind Structure C shall be razed upon Final Plan approval.
- 9. The issue concerning the separation of the sewer laterals to structures C & D shall be resolved between the owner/applicant and Department of Public Works/Engineering Division prior to the Final Plan review application.
- 10. The property owner shall purchase City-owned refuse carts for each unit upon Final Plan approval.
- 11. No above grade barrier – parallel or perpendicular to Church Street – shall be constructed between structures C and D. The intent of this condition is to maintain free and clear access to the shared parking area behind structures C and D.

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 Preliminary Minor Subdivision Plan proposed by Envisiontech Corp. c/o Kenneth Marandola, Jr. of 1 Waterman Ave, North Providence, RI 02911 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.

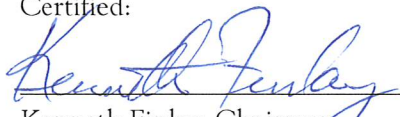
X. Vesting of Decision

According to Section 5.2.4 of the City's Subdivision Regulations, the approved Minor Subdivision Preliminary Plan shall be vested for a period of 1 year. 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 October 5, 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 Oct 12, 2021 TIME 12:57:36P
Christina Harman, CITY CLERK

