



# City of Woonsocket, RI

## Planning Board Meeting

**Date/Time:** Tuesday, October 6, 2020 | 6 p.m.

**Location:** Online or by Phone via Zoom

- Meeting ID: 886 1568 8743
- Computer or smart device access: <https://us02web.zoom.us/j/88615688743>
- Phone Access: (929) 436-2866

### Agenda

- I. Call to Order
- II. Attendance Review
- III. Remote Meeting Announcement
- IV. Correction/Approval of Minutes: Meeting of September 1, 2020
- V. Meeting Business
  - A. Discussion of Oak Grove Phase II & Phase III. The Planning Board will discuss and take comment on Phase II & III of the Oak Grove subdivision. The purpose of the discussion is to provide context to the Planning Board for the approval of future improvement guarantees associated with the Oak Grove subdivision.
  - B. Bond Approval. Per section 11 of the subdivision regulations, Eric Yegian of Vicon Properties has requested that the Planning Board approve a bond for Phase IV of the Oak Grove subdivision. Per Section 11.1.2 of the City's Subdivision Regulations,

“The amount of the guarantee shall be determined by the Planning Board upon the advice of the administrative officer and division engineer, and shall be in an amount and with all necessary conditions to secure for the city the actual construction and complete installation of all the required improvements , within the period specified by the planning board,”

The Planning Board may use context provided by the implementation of Phase II and Phase III of the Oak Grove project to inform potential conditions to attach to a motion to approve the bond. This item was tabled at the September 1, 2020 Planning Board meeting. The Planning Board will review the matter and may vote on a motion to approve the bond.

- C. Minor Subdivision | Preliminary Plan Stage | Applicant & Owner: Ramon Sosa | Project Location: 0 Olo Street, Lot 6-107, approximately 300 feet east of the intersection of Olo Street and First Avenue | The applicant proposes to subdivide Lot 6-107 (23,535 square feet) into two lots of 10,221 and 13,315 square feet for the construction of two two-family dwellings. No road extensions are proposed and no waivers from the subdivision regulations are sought. The Planning board will review the matter and may vote on a motion to approve the subdivision.
  - D. Amending the Findings of Fact & Decision for the Major Land Development at 1099 & 1139 Social Street. Randy Miron of Bohler Engineering (the applicant) has requested that a Condition of Approval included in the project's Preliminary Plan approval be modified to allow construction of building foundations prior to receiving a RITES approval from RIDEM. The Board will review the matter and may vote on a motion to approve the proposed modification.
  - E. Selection of a Planning Board member to participate in a Local Foods, Local Places workshops on October 27-29. Attendance at all workshops is not required.
- VI. Administrative Officer's Report
  - VII. Next Meeting Date: Tuesday, November 10, 2020 | Online via Zoom
  - VIII. Adjournment

#### **Notes on Zoom Participation**

- The public is encouraged to join the meeting remotely. Video will be available via a computer, tablet, or smart phone. Audio-only is available via a phone dial-in option.
  - If your computer/device does not have a microphone/speakers, you can join the meeting via your computer/device to see video of the meeting, and then – separately – join the meeting via phone for audio and microphone capabilities.
- The files the board will be reviewing will be uploaded to the City's Planning Board webpage prior to the meeting ([www.woonsocketri.org/planning-board/pages/meeting-files](http://www.woonsocketri.org/planning-board/pages/meeting-files)).
- If all members are disconnected due to a software issue the meeting will stop. After ten minutes, if the software/internet issue continues and the board cannot reconnect to the meeting, the meeting will be postponed and all business on the agenda will be automatically continued to the next scheduled meeting.