



City of Woonsocket, RI

Planning Board Meeting

Date/Time: Tue, September 3, 2019 | 6 p.m.
Location: Harris Hall (3rd Floor of City Hall)
169 Main St, Woonsocket, RI 02895

Agenda

- I. Call to Order
- II. Attendance Review
- III. Correction/Approval of Minutes: Meeting of Tuesday, August 6, 2019
- IV. Old Business
 - a. Applications
 - i. Update on Singleton Street Solar
 - b. Regulations
 - i. **Amendment to Zoning Ordinance – Various Technical Changes** | The City Council requested study and recommendation from the Planning Board on this amendment. The Planning Board tabled the amendment to allow additional consideration at its August 6, 2019 meeting. The amendment changes language about how zoning compliance is enforced, regulates home occupations, and regulates storage of commercial vehicles. The Planning Board will discuss the amendment and provide a recommendation.
 - c. Other
 - i. Bike path (Segment 8B-1 – Truman Drive): update and next steps
 1. RIDOT Planning meeting outcomes for 8B-1
 2. Sample RFP for Jersey barrier beautification
- V. New Business
 - a. Applications
 - i. **Preliminary Plan Review | Minor Subdivision Application | Owner/Applicant: Casey Tenney | Subdivision Location: 18 Oak Hill Ave (Lot 21-17)**, at the southwest corner of Oak Hill Avenue and Rathbun Street | The applicant proposes to subdivide two existing residential structures located on the same lot so that each structure has its own lot. The subdivision requires dimensional variances to be granted by the Zoning Board of Review to be approved, but requires no waivers from the subdivision regulations.
 - ii. **PUBLIC HEARING: Master and Preliminary Plan Review | Major Subdivision Review | Applicant: Coluch Organization | Manila Avenue Extension | Subdivision Location: east end of Manila Avenue** approximately .2 miles (1,100 feet) east of the intersection of Manila Avenue and Mendon Road | The applicant proposes to lengthen Manila Avenue by approximately 160 feet in order to provide

four undeveloped existing lots with street frontage on Manila Avenue. The applicant requires waivers from the City's Subdivision Regulations, including from §8.2.7 – apportioning of street right of way, §8.2.8 – cul-de-sacs, §8.2.10 – grade requirements, §8.6 – sidewalks, and §8.7 drainage.

b. Regulations

- i. **Amendment to the Zoning Ordinance – Allowable Locations for Compassion Centers** | The Planning Board will provide study and recommendation to the City Council on this amendment. The amendment would allow compassion centers in more location in the city, but still restrict them from residential zones, areas within 1,000 feet of a school property, and areas within 200' of a nursery school or head start. The Planning Board will discuss the amendment and provide a recommendation.

c. Other

- i. Correspondence: Public Hearing Notice from the Bellingham Planning Board – 4 mw ground-mounted solar array application for 186 Maple Street in Bellingham.
- ii. Correspondence: Public Hearing Notice from the Blackstone Planning Board – Special Permit to allow a back lot division of properties located 103 and 107 Federal Street.
- iii. Discuss and determine the approach the Planning Board will take when calculating future decommissioning financial guarantees for Solar Energy Systems.
- iv. Discuss and determine the approach the Planning Board will take regarding the development of paper roads in the future. Currently, the regulations require them to go through at least a minor subdivision review process, but most will require waivers so will go through the major subdivision review process (i.e. Manila Ave).
- v. RIDOT Planning meeting update.

VI. Administrative Officer's Report

VII. Next Meeting Date: Tue, October 1, 2019 (Harris Hall)

VIII. Adjournment

To:

MAYOR
Mayor

Lisa Baldelli-Hunt

CITY COUNCIL MEMBERS

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Vice President
Member
Member
Member
Member

Daniel Gendron
Jon Brien
James Cournoyer
John Ward
David Soucy
Denise Sierra

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Member
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MEDIA

Woonsocket Call Daily Newspaper
Valley Breeze Weekly Newspaper
Providence Journal Daily Newspaper

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Director of Human Services
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Zoning Board Chairman
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Building Inspector
Building Inspection Clerk
Director of Public Works
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Eugene Jalette
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Carl J. Johnson
Peter Carnevale
Brad Ward
June Mousseau
Steven D'Agastino
Jeremy Fontaine
Chris Duarte
John J. DeSimone
Christine Chamberland
Pauline Washington

Cc:

Aide to Mayor
Zoning Clerk
City Planner

Susan Gaulin
Joan LeFrancois
Kevin Proft