



City of Woonsocket, RI

Planning Board Meeting

Date/Time: Tue, October 1, 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, September 3, 2019
- IV. Old Business
 - a. Applications
 - i. Update on Singleton Street Solar Minor Land Development update
 - ii. Update on Manila Ave Extension Major Subdivision update
 1. Class I vs. Class IV survey
 - iii. Update on 18 Oak Hill Ave Minor Subdivision update
 - b. Regulations
 - i. None
 - c. Other
 - i. Resolution for financial guarantee for solar decommissioning.
 - ii. Truman Drive Jersey barrier beautification update
- V. New Business
 - a. Applications
 - i. **Administrative Subdivision Approved | Owner/Applicant: City of Woonsocket | Owner: Bryan and Sylvia Richards | Subdivision Location: 234 Patton Rd. (Lots 57-61 & 88),** The city sold a portion of PR-2 land to a neighboring residential property owner to resolve a liability issue for the City. The administrative subdivision shows how the lot lines have changed as a result of the sale.
 - b. Regulations
 - i. **Amendment to Zoning Ordinance – Section 4 Use Regulations and Section 18 Definitions |** The Planning Board will provide study and recommendation to the City Council on this amendment. The amendment would separate public uses from semi-public uses in the use table and modify the commercial use table to reduce redundancy. The amendment would also add semi-public and public uses to the definition section of the ordinance. The Planning Board will discuss the amendment and provide a recommendation.
 - ii. **Amendment to Zoning Ordinance – Section 8.2-2 Floor Area Ratio (C-2 zones) and 12.5 Downtown Overlay District, Live/Work Units, and Micro-lofts |** The

Planning Board will provide study and recommendation to the City Council on this amendment. The amendment would correct a typo regarding floor-area ratio in C-2 zones, stipulate that micro-lofts be 1-bedroom or less, and prohibit residential units on the first floor within the Downtown Overlay District. The Planning Board will discuss the amendment and provide a recommendation.

- iii. **Amendment to Zoning Ordinance – Section 6.15 Solar & Wind Energy Systems, Facilities and Installations** | The planning board will provide initial feedback to the City Planner regarding the above referenced draft amendment. A revised draft amendment will be reviewed at a future planning board meeting at which time the Planning Board may take official action to recommend the zoning amendment to the City Council.
- iv. **Amendment to Subdivision Regulations – Section 8.2.7 Apportioning of Street right-of-way** | The planning board will provide initial feedback to the City Planner regarding the above referenced draft amendment. A revised draft amendment will be reviewed at a future planning board hearing prior to the Planning Board taking official action to adopt the amendment.

c. Other

- i. The planning board will review a guide to public hearings to be offered to audience members and participants of planning board meetings
- ii. Correspondence: Public hearing notice from the Bellingham Planning Board | Amendment Zoning Ordinance's Use Schedule and Definitions regarding marijuana cultivator and marijuana establishments.

VI. Administrative Officer's Report

VII. Next Meeting Date: Tue, November 5, 2019 (Harris Hall)

VIII. Adjournment

To:

MAYOR
Mayor

Lisa Baldelli-Hunt

CITY COUNCIL MEMBERS

President
Vice President
Member
Member
Member
Member
Member

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

PLANNING BOARD MEMBERS

Chairman
Ex-Officio Member
Member
Vice Chairman

Kenneth Finlay
Jonathan Pratt
Ron Miller
Roji Eappen

MEDIA

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

CITY STAFF & ASSOCIATES

Director of Public Safety
Police Chief
Fire Chief
Director of Library
Director of Human Services
Schools Superintendent
Director of Planning and Development
Zoning Board Chairman
Zoning Official
Deputy Zoning Official
Building Inspector
Building Inspection Clerk
Director of Public Works
Maintenance
City Clerk
City Solicitor
City Treasurer
Recording Secretary

Eugene Jalette
Thomas Oates
Paul Shatraw
Linda Page
Linda Plays
Patrick McGee
Steven Lima
Alan Leclair
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
Planning Dept Admin Coordinator

Susan Gaulin
Joan LeFrancois
Kevin Profit
Theresa Dunigan