



# City of Woonsocket, RI

## Design Review Commission Meeting Minutes

Date/Time: Tuesday January 25, 2022 | 6PM

Location: Teleconference Via Zoom, Meeting ID: 817 8094 7957

I. Call to Order

Chairman Finlay called the meeting to order at 8:21 PM.

II. Attendance Review

Members in Attendance

1. Ken Finlay, Chairman
2. Wendall Gardner, Vice-Chairman
3. Roji Eappen
4. Jon Pratt

Staff in Attendance:

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

III. Correction/Approval of Minutes

No minutes to approve.

IV. **Design Review** | Applicant: Brisa Development LLC | Owner: Brisa Bernon Mills, LP | Project Location: 0, 115 & 119 Front Street (Lots 15-221, 16, & 61) | Project Description: The applicant proposes to adjust the lot lines between three existing parcels at 0, 115 & 119 Front Street. The project will redevelop the existing stone mill buildings as 60 residential units, the existing twostory brick building as commercial space, and the existing building fronting Court Street as commercial space.

Andrew Teitz, attorney of the applicant, presented the project and witnesses to the Commission. He requested the discussion associated with the Planning Board Meeting on 1-25-22, which immediately preceded this meeting, be included in the record.

Mr. Teitz introduced Dianne Soule of Dianne C. Soule and Associates located in Smithfield, Rhode Island, the landscaping architect for the project. Ms. Soule explained that she aimed to use native, long-lasting plants (mostly evergreens) in her design. At the west of the plan, Ms. Soule proposed a wildflower mix that she described as low-maintenance—needing one mow a year—and would take a year or two to reach full potential but would blossom and fill out the area nicely.

The proposed dumpster enclosure was updated to meet the Commission's request. The enclosure will be either an opaque vinyl or wood of at least 6ft.

Ms. Soule also noted that the mulch strips on the site will be lined with a river rock to make the strip more decorative. Chairman Finlay asked how large the river rock would be and Ms. Soule answered 1-3 in. and showed examples of what would be used to the Board, and they all approved.

Ms. Soule and Project Engineer Victoria Howland explained that due to the geotextile wrap necessary for the contamination cap, shallow rooted plants are required on certain parts of the site.

In the space marked south of Mill 1 marked for firetruck usage, Mr. Proft asked if any kind of landscaping could be considered instead of asphalt. Ms. Howland voiced concern that anything other than asphalt would make it difficult to gain access to the sewage manholes in the area. Mr. Teitz answered that the note will be considered but cannot be promised, Mr. Proft agreed.

It was also noted that the bollards should be no taller than 4ft and painted powder coated black, however, the applicants explained that the electric company requires the bollards to be a certain height and may require a certain color. The applicant would like to avoid the bright colors and will work with National Guard to accommodate this finish.

It was determined that a bike-rack would likely not be necessary on the site. Mr. Proft suggested the possibility of a covered rack, however, any enclosed structure would need to be cleared by the RIHPHC.

The applicant was hesitant about adding a pedestrian walkway to serve as a point of access from the site to Bernon Street for better Main Street/Market Square access due to the possibly unsafe conditions of the proposed walkway's location. There would need to be lights and security cameras installed, and the applicant does not want to assume the sole responsibility for a path.

The façade of the Cobbler House was discussed. The applicant intends to maintain the façade as presented. The fake stone will be removed.

Mr. Proft noted that the applicant was extremely responsive and thorough with their answers and plans. He explained that there was not adequate time prior to the meeting to draft a draft approval letter with conditions of approval and recommended tabling the item until the regular Design Review Commission meeting on February 1, 2022.

Motion to TABLE the Design Review Application until the meeting on February 1, 2022: Vice-Chairman Gardner

Second: Member Eappen

Discussion: None.

Vote:

Chairman Finlay	Yes
Vice-Chairman Gardner	Yes

Member Eappen	Yes
Member Pratt	Yes
<b>Motion Passed</b>	<b>4-0-0</b>

V. Administrative Officer's Report

No report presented at this meeting.

VI. Next Meeting Date  
TBD

VII. Adjournment

Motion to adjourn the meeting at 9:40 PM: Vice-Chairman Gardner

Second: Chairman Finlay

Discussion: None.

Vote:

Chairman Finlay	Yes
Vice-Chairman Gardner	Yes
Member Eappen	Yes
Member Pratt	Yes
<b>Motion Passed</b>	<b>4-0-0</b>