



# City of Woonsocket, RI

## Design Review Commission Meeting Minutes

Date/Time: Tuesday November 9, 2021 | 6PM

Location: City Hall, 169 Main Street, Woonsocket | Harris Hall (3<sup>rd</sup> Floor)

### I. Call to Order

Chairman Finlay called the meeting to order at 7:30 PM.

### II. Attendance Review

#### Members in Attendance

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

#### Members Absent:

1. Wendall Gardner

#### Staff in Attendance:

1. Kevin Proft, City Planner/Administrative Officer
2. Carl Johnson, Zoning Official/ADA Compliance Officer
3. Genesis Johnson, Recording Secretary

### III. Correction/Approval of Minutes

Due to a lack of a quorum of participants from the October 5, 2021 Planning Board meeting, the approval of minutes was tabled until the next meeting.

Motion to APPROVE Design Review Commission Meeting Minutes of August 17, 2021: Member Pratt

Second: Chairman Finlay

Discussion: None.

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Gardner	Absent
Member Pratt	Yes

**Motion Passed 3-0-0**

**IV. Design Review | Site Improvements | Owner/Applicant: Gary Rebelo, Boys & Girls Club of Northern Rhode Island | Project Location: 600 Social Street (Lot 22-14) | Project Description: The applicant has proposed site improvements, including, but not limited to parking & circulation, landscaping, drainage, fencing, and utilities. The site improvements are related to the conversion of the vacant structure at 600 Social Street into a new Boys & Girls Club facility. The applicant received limited Design Review Approval at the February 2, 2021 Design Review Commission Meeting.**

Gary Rebelo, CEO of Boys & Girls Club of Northern Rhode Island, and Matthew Goodman, Senior Project Manager, Gilbane Building Company, describe the project site plan to the Commission.

A Dumpster is proposed at the northeast corner of the lot in front of the bus parking area. It will be surrounded by a black chain link fence and evergreens. Dumpster pick-up will be weekly and timed for when busses are not parked. Mr. Proft noted that there is a City Ordinance requiring Dumpsters to be 12 feet from property otherwise, the applicant should work with the Engineering Division to secure proper waivers from the ordinance.

Mr. Goodman explained to the Commission, regarding landscaping, that there would be shrubbery along the parking area, as well as trees against the Social St. property line. The applicant stated that they were planning on using crushed stone to cover the landscape areas noted on the plan rather than mulch or grass. The Commission agreed that would be an attractive option, with Chairman Finlay noting that mulch near the foundation can be a fire hazard. Mr. Proft noted that RIDEM has already approved the crushed stone option as an appropriate remediation method for the contaminated soil on the site.

Mr. Rebelo noted that the play area for kids behind the building would include a small playground, half-court basketball, and a quality turf area. The applicants also explained that while the original idea was to surround the area with a chain-link fence, they ultimately decided to go with a solid fence to shield students from public view. Mr. Proft recommended staggering the fence to allow for plantings between the fence and sidewalk, while maintaining more space for the playground area. The applicant agreed this was a good option.

The applicant did not provide a complete sign plan prior to the Design Review Commission meeting. Mr. Proft informed the applicant that their sign must be set back 5 feet from property lines. The commission and applicant discussed placement for the monument sign and determined a good location would be to the south/west of the Social Street entrance as it would be visible to drivers on Social Street and not obstruct the view of drivers exiting the Boys and Girls Club parking lot. The Board delegated design review of the sign to the Administrative Officer with said review occurring prior to the installation for the signage.

Mr. Proft stated that the Fire Marshall's office would like to review the proposed plan further to determine if the parking area to the north of the structure meets the Fire Department's needs. The applicant noted that the proposed layout is the same as existing conditions.

There will be a security gates at the Rathbun and Social Street entrances. The gate on the Rathbun Street side will remain closed at most time, thereby eliminating the potential for the parking area to be used as a cut through. The gate at Social Street will only be closed when the facility is closed. The applicant proposed a large metal gate that would be slid across the

entrance manually. Mr. Proft recommended something less visually imposing such as removable bollards or a chain. The applicant agreed to have the eventual gate choice reviewed and approved by the administrative officer prior to installation.

The lighting plan on the site utilizes the existing pole lights in the parking lot, and the building will feature downward facing lights that have already been approved by the Board.

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

1. Construction shall be limited to 7 a.m. – 7 p.m. on Monday-Friday and 7 a.m. – 5 p.m. on Saturday. No construction shall be conducted on Sunday.
2. Dust shall be controlled during all stages of development per section 9.0 of the City subdivision regulations.
3. Erosion shall be managed during and after construction and stormwater from new impervious surface resulting from development 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.
4. Signage shall be reviewed administratively by the Design Review Officer upon submission of a sign plan by the applicant.
5. The applicant shall contact the Zoning Official about securing all required zoning relief.
6. Vegetation shall be planted around the dumpster enclosure to the south of the bus parking area for the purpose of screening the enclosure from the public right-of-way and improving the Rathbun Street streetscape. If chain link fence is used to construct the Dumpster enclosure, it shall be black vinyl-coated chain link fence.
7. The playground fence shall be set back from the property line to allow for a buffer of crushed stone and vegetation to be incorporated between the sidewalk and fence.
8. Special interest landscaping shall be incorporated at the corner of Social Street and Rathbun Street.
9. The existing stairway shall be repaired – where necessary. A more substantial and attractive railing shall be added.
10. Proposed aisle widths shall be reviewed by the Fire Marshall's Office. The applicant shall make necessary adjustments to the site plan to address the Fire Marshall's concerns, if necessary.
11. The applicant shall obtain administrative approval from the City Planner regarding an appropriate method of limiting access to the parking area via a movable physical barrier (e.g. gate, chain, etc.).
12. The applicant shall work with the Engineering Division to determine if any approvals are required due to the Dumpster's proximity to the property line.

Motion to APPROVE the Design Review Application with Conditions of Approval: Member Pratt

Second: Vice-Chairman Eappen

Discussion: None.

Vote:

Chairman Finlay                      Yes

Vice-Chairman Eappen              Yes

Member Gardner	Absent
Member Pratt	Yes

<b>Motion Passed</b>	<b>3-0-0</b>
----------------------	--------------

- V. **Design Review | Site Improvements | Applicant: Leszek Przybylko | Owner: 43 Railroad LLC | Project Location: 43 Railroad Street (Lot 14-205) | Project Description: The applicant has proposed site improvements, including, but not limited to parking & circulation, landscaping, drainage, fencing, and utilities. The site improvements are related to the conversion of the vacant structure at 43 Railroad Street into a mixed-use structure with 20 residential units and 3 commercial units. The applicant received limited Design Review Approval for architectural elements at the September 1, 2020 Design Review Commission Meeting. The Design Review Commission may vote on a motion to approve the application at this meeting.**

Applicants Leszek Przybylko and John Messier, 43 Railroad LLC, presented the application to the Commission. The site is being redeveloped into a mixed-use residential/commercial structure.

The applicant provide an image of the proposed accent lighting on the structure. The commission approved the lighting as proposed.

The applicant did not provide a complete sign plan for the structure. The commission delegated sign approval to the Administrative Officer and Zoning Official prior to the installation of the signage. Mr. Proft recommended Mr. Przybylko provide a Master Sign Plan for the building depicting the location and size of signage for each commercial unit so that all that needs to be reviewed as signage is installed is sign design.

The Applicant added planters with evergreens along the Cato Street and James Street frontage to screen the parking area. The Dumpster is positioned at the northwest corner of the lot and will be screened by the planters along Cato Street and fencing along the west property line. The applicant was made aware that a Dumpster may not be within 12 feet of a property line and that proper approvals from the Engineering must be obtained based on the proposed plan. The Commission agreed with the applicant that the Dumpster location proposed was appropriate given the site constraints, despite the City ordinance.

Mr. Proft expressed concerns that, due to the relatively shallow and narrow size of the planters constructed on the site, that the plants were susceptible to drought. He recommended including a condition of approval that required the applicant to replant new vegetation if plants should fail. The Commission concurred.

Mr. Proft noted that in order to construct a new stairway in the James Street right of way, the applicant would need City approval. He told the applicant he should work with the Engineering Division and that City Council approval was probably required.

Chairman Finlay noted that the fence surrounding the site is in poor condition. The applicant stated they intended to maintain the fencing between 43 Railroad and the abutting residential properties to the north and west, but will repair, paint and replace the privacy slats. Chairman

Finlay emphasized that the fence must be repaired and straightened if the applicant planned to keep the existing fence and the Commission concurred.

Mr. Proft stated that the neighboring property owner has concerns that snow falling from their roof falls into 43 Railroad Street's parking area and presents a safety hazard. The applicant, at the neighbors suggestion moved all parking away from the neighbor's structure to minimize the risk, but the neighboring property owner was still concerned that people would park along the building – even though the area was not striped for parking. Mr. Proft recommended adding a striped no parking zone to the east of the neighbor's structure to dissuade people from parking along the building. The applicant agreed.

Carl Johnson, Zoning Official, noted that the accessible parking space nearest Railroad Street did not appear to leave enough loading and unloading space to be ADA compliant. Mr. Przybylko agreed to work with the Planning Department's staff to ensure the parking spaces were compliant.

Chairman Finlay read the Planning Board's Findings of Fact & Decision into the record, including the following waivers from section 12.1 of the Zoning Ordinance and conditions of approval:

As the body charged with administering the Design Review Overlay District, the Design Review Commission waived the following requirements of Section 12.1 of the Zoning Ordinance:

1. Section 12.1-6.2 (1) of the Zoning Ordinance requires a 10-foot vegetative buffer between parking areas and residential neighbors.
  - Per section 12.1-6 of the Zoning Ordinance, the Design Review Commission may alter, reduce or waive greenspace requirements in the case of parcels with unreasonable constraints. The Design Review Commission determined that requiring a 10-foot buffer along property boundaries would place an undue hardship on the developer. Existing conditions limit the area available for potential parking. By requiring a 10-foot buffer, the ability of the developer to provide parking for tenants would be severely limited. The Design Review Commission reduced the requirement to require only a 6-foot fence of solid appearance between the parking area and residential neighbors.
2. Section 12.1-6.2 (3) of the Zoning Ordinance requires a 4-foot vegetated buffer between the parking area and abutting rights-of-way. Said buffers are required to have street trees.
  - Per section 12.1-6 of the Zoning Ordinance, the Design Review Commission may alter, reduce or waive greenspace requirements in the case of parcels with unreasonable constraints. The Design Review Commission determined that requiring a 4-foot vegetated buffer along street frontages would place an undue hardship on the developer given the contaminated state of the property's soil. The

Design Review Commission reduced the requirement by only requiring planters with evergreens along street frontages.

Conditions of Approval:

1. Construction shall be limited to 7 a.m.–7 p.m. on Monday-Friday and 7 a.m.—5 p.m. on Saturday.
2. The applicant shall work with the Engineering Division to gain the appropriate approvals to construct a staircase within the James Street right-of-way, if applicable.
3. Where the parking area abuts residential yards, the applicant shall repair the existing chain-link fence, paint the fence black, and add new privacy slatting.
4. Should the landscaping within the planters along James Street and Cato Street fail, it shall be replaced by the applicant. Landscaping species may be changed, but any new landscaping should achieve the original intent of the landscaping, which is to screen the parking area and Dumpster from the public right-of-way.
5. The applicant shall work with the City Planner to ensure the configuration of the ADA parking spaces meet ADA requirements.
6. The applicant shall provide a complete sign plan to the City Planner prior to the installation of any signage. The City Planner shall conduct an administrative Design Review of the signage. The administrative officer shall share the sign plan with the Zoning Official to confirm that the proposed signage meets the requirements of the Zoning Ordinance.
7. The applicant shall adjust the angle and/or add shielding to the pole light fixture to avoid light trespass into neighboring residential properties in the event that such measures are requested by residential neighbors.
8. The applicant shall add “no parking” striping to the entry lane along the abutting structure at 61 Railroad Street. Striping shall extend the distance from the building such that the drive lane is no more than 11 feet wide. No-Parking text shall be painted within the striping.
9. All chain link fencing shall be 100% repaired prior to painting and slatting.

Motion to APPROVE the Design Review Application with Conditions of Approval: Vice-Chairman Eappen

Second: Member Pratt

Discussion: None.

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Gardner	Absent
Member Pratt	Yes

**Motion Passed 3-0-0**

13. Administrative Officer's Report

- a. Administrative Design Review – Signage – 1148 Mendon Rd – Saint Joseph Catholic Church
- b. Administrative Design Review – Signage – 336 Cumberland St – 401 Pizza/Convenience Store  
– Note from Officer: Applicant agreed to remove hours of operation from sign to improve legibility.

14. Next Meeting Date: TBD

15. Adjournment

Motion to adjourn the meeting at 9:42 PM: Member Pratt

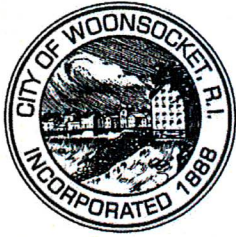
Second: Vice-Chairman Eappen

Discussion: None.

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Gardner	Absent
Member Pratt	Yes

<b>Motion Passed</b>	<b>3-0-0</b>
----------------------	--------------



# City of Woonsocket, RI

## Design Review Commission

To: Boys & Girls Club of Northern Rhode Island (owner/applicant)  
c/o Gary Rebelo  
1 James J McKee Way  
Cumberland, RI 02864

Date: November 9, 2021

Re: Project: 600 Social Street Redevelopment | Applicant/Owner: Boys & Girls Club of Northern Rhode Island | Design Review Approval – Site Design

The Design Review Commission **approved – with conditions** – the Boys & Girls Club of Northern Rhode Island's application for Design Review at its November 9, 2021 meeting. The applicant proposed site improvements, including, but not limited to, parking & circulation, landscaping, drainage, fencing, and utilities. The proposed improvements are related to the conversion of the vacant structure at 600 Social Street (Lot 22-14) into a new Boys & Girls Club facility. The proposal received a Zoning Certificate from the Zoning Official stating that the proposed use is allowed by right on July 19, 2019. Design Review Commission approval is required per section 12.1-1 of the Zoning Ordinance because the project proposes significant alterations to a structure in a C-1 zone.

The following items were used to inform the decision of the Design Review Commission: design review application; engineering plans by Millstone Engineering, P.C. (October 2021, revised version received by Planning Division November 1, 2021), landscape plans by The Gifford Design Group, Inc. (October 2021, revised October 28, 2021), staff comments with applicant responses (received by Planning Division November 1, 2021), staff report (November 4, 2021), draft Design Review approval letter (November 9, 2021).

The Design Review Commission evaluates projects based on the following evaluation criteria: (1) architectural design (2) landscape design, (3) impacts on available utilities, (4) traffic impacts, (5) on-site traffic circulation, (6) overall visual quality, (7) relationship to surrounding building sites, (8) sign design and placement, and (9) site layout. The applicant received Limited Design Review approval for architectural design at the February 2, 2021 Design Review Commission meeting. This November 9, 2021 approval is for the remainder of the Design Review evaluation criteria, excluding signage which will be reviewed upon receipt of a sign plan from the applicant. The Design Review Commission made the following findings:

- (1) The architectural design of the project was reviewed and approved at the February 2, 2021 Design Review Commission meeting.
- (2) The landscape design meets the spirit and intent of the City's design guidelines. The project proposes 12 street trees, 4 parking lot trees, and 10 additional trees and arborvitae. Trees have been selected for hardiness, salt tolerance, and resistance to disease. Trees include a variety of species. The project proposes bike parking. A vegetative buffer is proposed to soften the impact of the fence surrounding the playground



and dumpster enclosure. The proposal includes special interest landscaping at the corner of Social Street and Rathbun Street.

- (3) The impact on available utilities is acceptable. The Division of Engineering reviewed the plan, provided comments, and the comments were adequately addressed by the applicant.
- (4) The impacts on traffic will be acceptable given the proposed use and the project location. The proposed use replaces an earlier use that already generated traffic from the site. The proposed project is located along a major roadway that is not at its level-of-service capacity. The applicant has addressed the potential of the parking lot being a “cut-through” between Social Street and Rathbun Street by making the Rathbun Street driveway one-way and by proposing to physically block access to the parking area from Rathbun Street at most time of day.
- (5) The on-site circulation is appropriate given existing conditions and the type of use proposed. The proposal provides ADA access to the structure and interior sidewalks. The proposal includes a pedestrian crosswalk through the parking lot. The applicant agreed to add striping to narrow the perceived width of the primary drive aisles to calm traffic in the parking lot; this is important as children will frequently be present in the parking area. Access to the site includes only one primary entrance/exit and one secondary entrance. Traffic circulation is largely defined by curbing, not striping. The stairway will be repaired and improved railings will be added. The plan will be reviewed by the Fire Marshall’s Office to ensure there is adequate space for fire equipment to maneuver.
- (6) The overall visual quality of the site meets the spirit and intent of the City’s design guidelines. The visual quality of the structure has been significantly improved by the addition of windows and new façade materials. The proposal includes 26 trees and arborvitae which will help soften the impact of the structure and parking area and improve the Social Street and Rathbun Street Streetscape. While the applicant has proposed a tall fence at a prominent corner, they have agreed to screen the fence with a vegetative buffer. The project includes special interest landscaping at the intersection of Social Street and Rathbun Street.
- (7) The project improves the property’s relationship to surrounding sites. The project will improve the streetscape and visual interest of the property and will reflect positively on nearby properties. No new construction is proposed, so the ability of the project to improve the property’s relationship to surrounding sites is limited.
- (8) Signage will be reviewed administratively by the Design Review Officer prior to installation.
- (9) The site design of the site is appropriate given existing conditions and the scope of the project. The project reduces paved surface and increases landscape areas. The project has a logical circulation pattern given existing conditions. The project improves the aesthetics of the parking area via landscaping. The project improves the safety of the parking area via striping, a crosswalk, and by limiting access to the parking area from Rathbun Street via a barrier at most time of day. The project balances the need for a fenced playground and the city’s desire for a visually attractive streetscape by providing a vegetative buffer between the fence and the sidewalks. No new construction is proposed as part of the project so the ability for the project to make the best possible use of the site for the proposed use is limited.

Conditions of Approval:

1. Construction shall be limited to 7 a.m. – 7 p.m. on Monday-Friday and 7 a.m. – 5 p.m. on Saturday. No construction shall be conducted on Sunday.
2. Dust shall be controlled during all stages of development per section 9.0 of the City subdivision regulations.
3. Erosion shall be managed during and after construction and stormwater from new impervious surface resulting from development 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.
4. Signage shall be reviewed administratively by the Design Review Officer upon submission of a sign plan by the applicant.
5. The applicant shall contact the Zoning Official about securing all required zoning relief.
6. Vegetation shall be planted around the dumpster enclosure to the south of the bus parking area for the purpose of screening the enclosure from the public right-of-way and improving the Rathbun Street streetscape. If chain link fence is used to construct the Dumpster enclosure, it shall be black vinyl-coated chain link fence.
7. The playground fence shall be set back from the property line to allow for a buffer of crushed stone and vegetation to be incorporated between the sidewalk and fence.
8. Special interest landscaping shall be incorporated at the corner of Social Street and Rathbun Street.
9. The existing stairway shall be repaired – where necessary. A more substantial and attractive railing shall be added.
10. Proposed aisle widths shall be reviewed by the Fire Marshall's Office. The applicant shall make necessary adjustments to the site plan to address the Fire Marshall's concerns, if necessary.
11. The applicant shall obtain administrative approval from the City Planner regarding an appropriate method of limiting access to the parking area via a movable physical barrier (e.g. gate, chain, etc.).
12. The applicant shall work with the Engineering Division to determine if any approvals are required due to the Dumpster's proximity to the property line.

The Design Review Commission voted on the following motion during its meeting on November 9, 2021:

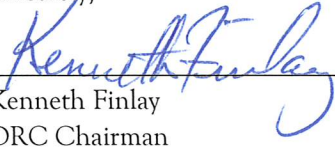
Motion by Member Eappen and seconded by Member Pratt that the petition for Design Review proposed by Boys & Girls Club of Northern Rhode Island (Applicant/Owner), 1 James J McKee Way, Cumberland, RI 02864, for property located at 600 Social Street (Lot 22-14) in Woonsocket be approved with conditions.

Chairman Finlay	Yes
Vice Chair Eappen	Yes
Member Gardner	Absent
Member Pratt	Yes

<b>Motion</b>	<b>Passes</b>	<b>3 - 0 - 0</b>
---------------	---------------	------------------

As stated in § 12.1-7 of the Zoning Ordinance, all plans and designs approved by the Design Review Commission shall be executed as such. Failure to comply with approved plans shall be deemed a violation of this ordinance and of the building permit issued for such development, and shall cause the building official to issue a stop-work order until such time that the violation has been satisfactorily remedied.

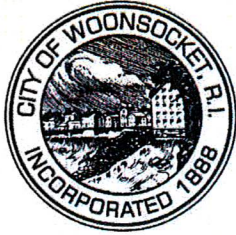
Sincerely,

  
Kenneth Finlay  
DRC Chairman

  
Kevin Proft  
Design Review Officer

RECEIVED IN WOONSOCKET R.I.  
DATE Nov 29, 2021 TIME 09:09:27A  
Christina Harman, CITY CLERK





# City of Woonsocket, RI

## Design Review Commission

To: 43 Railroad Street LLC. (Owner)  
57 Lakeside Drive  
Smithfield, RI 02917

Cc: Leszek Przybylko (Applicant)  
315 Old River Road  
Manville, RI 02838

Date: November 9, 2021

Re: Project: 43 Railroad Street Redevelopment | Applicant: Leszek Prybylko | Owner: 43 Railroad LLC | Design Review – Site Design

The Design Review Commission **approved with conditions** Leszek Przybylko's application for Design Review at its November 9, 2021 meeting. The applicant proposed site improvements, including, but not limited to, parking & circulation, landscaping, fencing, and utilities. The proposed improvements are related to the redevelopment of the vacant mill at 43 Railroad Street (Lot 14-205) into 20 dwelling units with commercial uses on the ground floor. The proposal received the necessary waivers from the Zoning Ordinance at the September 9, 2019 Zoning Board meeting. The applicant received Limited Design Review approval for architectural design at the September 1, 2020 Design Review Commission meeting.

The following items were used to inform the decision of the Design Review Commission: design review application; Class IV site survey by InSite Engineering Services, LLC (October 6, 2021); Class I site survey & Administrative Subdivision of 61 Railroad Street by National Surveyors (December 2002); Site Plan by Ace Group LLC (November 4, 2021); proposed lighting photographs provided by the applicant (received November 9, 2021), staff comments with summary responses (August 18, 2021); draft Design Review approval letter (November 9, 2021).

Design Review Commission approval is required per section 12.1-1 of the Zoning Ordinance because the project proposes significant alterations to the façade of a commercial structure. The Design Review Commission evaluates projects based on the following evaluation criteria: (1) architectural design (2) landscape design, (3) impacts on available utilities, (4) traffic impacts, (5) on-site traffic circulation, (6) overall visual quality, (7) relationship to surrounding building sites, (8) sign design and placement, and (9) site layout. The applicant received Limited Design Review approval for architectural design at the September 1, 2020 Design Review Commission meeting. This November 9, 2021 approval is for the remainder of the Design Review evaluation criteria, excluding signage which will be reviewed upon receipt of a complete sign plan from the applicant. The Design Review Commission made the following findings:

- (1) The architectural design of the project was reviewed and approved at the September 1, 2020 Design Review Commission meeting.

- (2) The landscape design meets the spirit and intent of the City's design guidelines. The site has contaminated soil, which makes removing asphalt to plant landscaping challenging. That said, the applicant agreed to build planters along the James Street and Cato Street frontages and plant evergreens to screen the parking lot. The applicant screened a transformer near James Street via an attractive wooden fence. Where the parking lot abuts residential property, the applicant agreed to repair the existing chain link fence, paint it black, and add new privacy slatting.
- (3) The impact on available utilities is acceptable. No change to drainage conditions is proposed. The building is already connected to water and sewer utilities.
- (4) The impacts on traffic will be acceptable given the proposed uses and the project's location. The proposed development will generate new trips to and from the site from the 20 residential units. These additional trips are not expected to have a significant impact on traffic in the area. The commercial spaces on the ground floor will also result in new trips to and from the building. There is adequate parking capacity along Main Street and in municipal parking lots to accommodate these trips.
- (5) The on-site circulation is appropriate given existing conditions and the type of use proposed. The proposal provides ADA access to the structure via the patio entrance accessed from the parking area. The proposal includes adequate parking for the 20 residential units proposed including two ADA parking spaces. The proposed parking area includes only one entrance and one exit.
- (6) The overall visual quality of the site meets the spirit and intent of the City's Design Guidelines. The visual quality of the structure has been significantly improved compared to pre-development conditions. The proposal adequately screens the parking area from public view via fencing and landscaping. The project improves the streetscape by removing existing chain link fence and replacing it with landscaping and eliminating barbed wire on remaining fences.
- (7) The project improves the property's relationship to the surrounding sites. The project will improve the streetscape and visual interest of the property and reflect positively on nearby properties. No new construction is proposed, so the ability of the project to improve the property's relationship to surrounding sites is limited. The applicant has agreed to improve the visual quality of the fencing between the site and abutting residential properties.
- (8) Project signage will be reviewed administratively by the Design Review Officer and Zoning Official prior to installation.
- (9) The site design of the site is appropriate given existing conditions and the scope of the project. The project has a logical circulation pattern given existing conditions. The project improves the aesthetics of the parking area and streetscape via landscaping. The project improves the safety of the parking area via lighting. No new construction is proposed as part of the project so the ability of the project to make the best possible use of the site for the proposed use is limited.

As the body charged with administering the Design Review Overlay District, the Design Review Commission waived the following requirements of Section 12.1 of the Zoning Ordinance:



1. Section 12.1-6.2 (1) of the Zoning Ordinance requires a 10-foot vegetative buffer between parking areas and residential neighbors.
  - Per section 12.1-6 of the Zoning Ordinance, the Design Review Commission may alter, reduce or waive greenspace requirements in the case of parcels with unreasonable constraints. The Design Review Commission determined that requiring a 10-foot buffer along property boundaries would place an undue hardship on the developer. Existing conditions limit the area available for potential parking. By requiring a 10-foot buffer, the ability of the developer to provide parking for tenants would be severely limited. The Design Review Commission reduced the requirement to require only a 6-foot fence of solid appearance between the parking area and residential neighbors.
2. Section 12.1-6.2 (3) of the Zoning Ordinance requires a 4-foot vegetated buffer between the parking area and abutting rights-of-way. Said buffers are required to have street trees.
  - Per section 12.1-6 of the Zoning Ordinance, the Design Review Commission may alter, reduce or waive greenspace requirements in the case of parcels with unreasonable constraints. The Design Review Commission determined that requiring a 4-foot vegetated buffer along street frontages would place an undue hardship on the developer given the contaminated state of the property's soil. The Design Review Commission reduced the requirement by only requiring planters with evergreens along street frontages.

Conditions of Approval:

1. Construction shall be limited to 7 a.m.-7 p.m. on Monday-Friday and 7 a.m.-5 p.m. on Saturday.
2. The applicant shall work with the Engineering Division to gain the appropriate approvals to construct a staircase within the James Street right-of-way, if applicable.
3. Where the parking area abuts residential yards, the applicant shall repair the existing chain-link fence, paint the fence black, and add new privacy slatting.
4. Should the landscaping within the planters along James Street and Cato Street fail, it shall be replaced by the applicant. Landscaping species may be changed, but any new landscaping should achieve the original intent of the landscaping, which is to screen the parking area and Dumpster from the public right-of-way.
5. The applicant shall work with the City Planner to ensure the configuration of the ADA parking spaces meet ADA requirements.
6. The applicant shall provide a complete sign plan to the City Planner prior to the installation of any signage. The City Planner shall conduct an administrative Design Review of the signage. The administrative officer shall share the sign plan with the Zoning Official to confirm that the proposed signage meets the requirements of the Zoning Ordinance.
7. The applicant shall adjust the angle and/or add shielding to the pole light fixture to avoid light trespass into neighboring residential properties in the event that such measures are requested by residential neighbors.
8. The applicant shall add "no parking" striping to the entry lane along the abutting structure at 61 Railroad Street. Striping shall extend the distance from the building such that the drive lane is no more than 11 feet wide. No-Parking text shall be painted within the striping.
9. All chain link fencing shall be 100% repaired prior to painting and slatting.

The Design Review Commission voted on the following motion during its meeting on November 9, 2021:

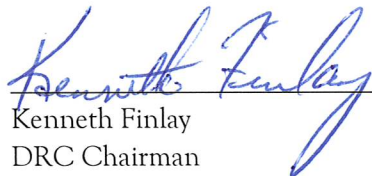
Motion by Member Eappen and seconded by Member Pratt that the petition for Design Review proposed by Leszek Przybylko (Applicant), 315 Old River Road, Manville, RI 02838 on behalf of 43 Railroad Street LLC. (Owner), 57 Lakeside Drive, Smithfield, RI 02917, for property located at 43 Railroad Street (Lot 14-205) in Woonsocket be approved with conditions.

Chairman Finlay	Yes
Vice Chair Eappen	Yes
Member Gardner	Absent
Member Pratt	Yes

<b>Motion</b>	<b>Passes</b>	<b>3 - 0 - 0</b>
---------------	---------------	------------------

As stated in § 12.1-7 of the Zoning Ordinance, all plans and designs approved by the Design Review Commission shall be executed as such. Failure to comply with approved plans shall be deemed a violation of this ordinance and of the building permit issued for such development, and shall cause the building official to issue a stop-work order until such time that the violation has been satisfactorily remedied.

Sincerely,

  
Kenneth Finlay  
DRC Chairman

  
Kevin Proft  
Design Review Officer

RECEIVED IN WOONSOCKET R.I.  
DATE Nov 29, 2021 TIME 09:11:07A  
Christina Harmon, CITY CLERK