



# City of Woonsocket, RI

Planning Board | Design Review Commission | River Corridor Review Commission Meeting Minutes

**Date/Time:** Tuesday, March 7, 2023 | 6PM

**Location:** 2<sup>nd</sup> floor Conference Room – City Hall, 169 Main Street, Woonsocket, RI 02895

## I. CALL TO ORDER

Chair Finlay called the meeting to order at 6:01PM.

## II. ATTENDANCE REVIEW

Members in Attendance:

1. Kenneth Finlay, Chair
2. Wendall Gardner, Vice-Chair
3. Barbara Scanlon, Secretary
4. Radames Figueroa, Member
5. Jonathan Pratt, Member

Staff in Attendance:

1. Michael Debrousse, Director, Planning & Development / Alternate Administrative Officer
2. Michael Lepizzera, City Solicitor
3. Veronicka Vega, Recording Secretary

## III. REVIEW/ APPROVAL OF MINUTES

Motion to approve the Planning Board Minutes of February 7, 2022: Secretary Scanlon

Second: Vice-Chair Gardner

Discussion: None

Vote:

Chair Finlay:	Yes
Vice-Chair Gardner:	Yes
Secretary Scanlon:	Yes
Member Figueroa:	Yes
Member Pratt:	Yes

**MOTION**

**PASSED**

**5 – 0 – 0**

## IV. NEW BUSINESS

### A. SUBDIVISIONS & LAND DEVELOPMENT PROJECTS

1. 226 St. Louis Avenue | Map B5, Lot 38-361 | Zone: MU-1, DROD

Public Informational – Major Subdivision: Master Plan Stage of Review

The Planning Board may vote on this matter at this meeting.

Chair Finlay stated his intention to recuse himself entirely from the present matter, as he is a direct abutter to the Project. He formally recused himself from the proceedings and played no role in discussion or voting on the matter. He formally handed over conducting the meeting to Vice-Chair Gardner.

Motion to open the Public Hearing: Vice-Chair Gardner

Second: Member Pratt

Discussion: Vice-Chair Gardner read the Notice of Public Hearing into the record.

Vote:

Chair Finlay:	Recused
Vice-Chair Gardner:	Yes
Secretary Scanlon:	Yes
Member Figueroa:	Yes
Member Pratt:	Yes

**MOTION PASSED 4 - 0 - 0**

Motion to approve the Master Plan: Vice-Chair Gardner

Second: Member Pratt

Discussion: Following the reading of the Notice of Public Hearing and with the Public Hearing open, the Owner and Engineer presented the current conditions, subdivision plans, and future development. The existing vacant Bocce Club restaurant would be demolished, while retaining the original residential portion remaining. Twelve (12) new residential lots would be created as a result of this subdivision to accommodate ten (10) new single-family homes. Board members discussed that the Proposal is consistent with the existing residential neighborhood. Vice-Chair Gardner asked if there were any members of the public who wished to make any statements for the Proposal. None came forward.

Vote:

Chair Finlay:	Recused
Vice-Chair Gardner:	Yes
Secretary Scanlon:	Yes
Member Figueroa:	Yes
Member Pratt:	Yes

**MOTION PASSED 4 - 0 - 0**

Motion to close the Public Hearing: Vice-Chair Gardner

Second: Member Pratt

Discussion: None.

Vote:

Chair Finlay:	Recused
Vice-Chair Gardner:	Yes
Secretary Scanlon:	Yes
Member Figueroa:	Yes
Member Pratt:	Yes

**MOTION PASSED 4 - 0 - 0**

V. OLD/ONGOING BUSINESS

A. Code of Ordinances

1. Appendix C: Zoning Ordinance

a) Potential Amendment Review – Public Informational

Discussion: Tabled to allow for further research to be compiled for presentation to the Board.

VI. ADMINISTRATIVE/ DESIGN REVIEW/ RIVER CORRIDOR REVIEW OFFICER'S REPORT

VII. CITIZEN COMMENTARY

VIII. UPCOMING MEETING: TUESDAY, APRIL 4, 2023 – 6PM

IX. ADJOURNMENT

Motion to adjourn the Meeting at 6:31PM: Vice-Chair Gardner  
Second: Secretary Scanlon  
Discussion: None  
Vote:

Chair Finlay:	Yes
Vice-Chair Gardner:	Yes
Secretary Scanlon	Yes
Member Figueroa	Yes
Member Pratt:	Yes

<b>MOTION</b>	<b>PASSED</b>	<b>5 – 0 – 0</b>
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Respectfully Submitted,

Veronica Vega  
Recording Secretary