

CITY OF WOONSOCKET, RHODE ISLAND

PLANNING BOARD MEETING

Tuesday, August 7, 2018
Harris Hall, 3rd Floor, Woonsocket Hall
169 Main Street, Woonsocket, RI 02895

Present: Stephen R. Crisafulli, Secretary
Rebecca Capwell, Vice Chairman
Roji Eappen, Member
Kenneth A. Finlay, Chairman

Absent: Jonathan R. Pratt, P.E., Member Ex-officio

Also Present: Ian McElwee, City Planner
Pauline Washington, Recording Secretary

I. Call to Order

Chairman Finlay called the meeting to order at 6:00 P.M./

II. Attendance Review

Attendance was taken by Chairman Finlay that identified the above members as present; and Member Pratt absent.

III. **2018-CP-07** Appointment letter of Roji Eappen by Mayor Lisa Baldelli-Hunt, as a member of the Woonsocket Planning Board effective August 1, 2018, with term ending April 20, 2020.

Chairman Finlay read into the record the letter from Mayor Baldelli-Hunt appointing Roji Eappen to the Woonsocket Planning Board. The board members welcomed Mr. Eappen.

IV. Approval/Correction of Minutes

- Regular Meeting, Tuesday, April 3, 2018 - MOTION by Member Capwell, seconded by Member Crisafulli to TABLE the Regular April 3, 2018 minutes until the September 4, 2018 board meeting. The MOTION carried.
- Design Review Commission Meeting, Tuesday, April 3, 2018 - MOTION by Member Crisafulli, seconded by Member Capwell to TABLE the April 3, 2018 Design Review Commission minutes until the September 4, 2018 board meeting. The MOTION carried.
- Regular meeting, Tuesday, July 10, 2018 - MOTION by Member Crisafulli, seconded by Member Capwell to TABLE the Regular July 10, 2018 minutes until the September 4, 2018 board meeting. The MOTION carried.

V. New Business

- **Sunset View Estates, REPM, AP 60, Lot 2 - Final Plan Review** for the Major Subdivision/Major Land Development construction of 9 residential lots (Woonsocket Assessor's Plat 60, Lot 20 at 2 Sunset Avenue)

Atty. Lloyd Gariepy represented the applicant. Atty. Gariepy noted that this plan received preliminary approval back in 2011. He stated however that some time has passed and subsequent some documents pertaining to this project cannot be located in the Planning Department's files. Atty. Gariepy noted that with the help of the City Planner, Mr. McElwee, they have been able to compile an accurate picture of the proposed development.

Mr. McElwee stated that he's satisfied that the Department has all of the information that it was given in its possession; the board can proceed with Final Plan approval. Mr. McElwee stated that the agenda included minutes from the May 3, 2011 board meeting whereby the plan received Preliminary Plan approval; a letter to Atty. Gariepy, from then City Planner Jane Talbot, stating that the board did grant Preliminary Plan approval; the Findings of Fact which show that then Public Works Director, Ms. McGauvran, approved the detention pond and the cul de sac at its current radius, and as noted in RIDEM's Insignificant Alteration Permit; and a memorandum (dated 7/12/2018) from Michael Debrousse, Engineering Division to Ian McElwee, City Planner, stating that he has reviewed and approved the plans, given that the plans received Preliminary Plan approval by this board back on May 3, 2011. He also noted that attached with Mr. Debrousse's memo was a plan cover sheet with the Engineering Division's stamped approval.

Member Capwell stated that in the previous May 3, 2011 minutes there's conversation regarding language for restrictive covenants to the detention basin. She asked if such covenants had been stipulated as part of Preliminary Plan Approval. Atty. Gariepy replied yes, a stipulation was added which states that the detention basin shall not be altered by future property owners.

Chairman Finlay asked if he is correct in assuming that the proposed plans (designs) have not changed in any way since the 2011 Preliminary Plan approval. Atty. Gariepy replied, that is correct.

Member Crisafulli asked what is the status of the roadway. Atty. Gariepy stated that the former Public Works Director, Sheila McGauvran had signed off on the proposed roadway. Member Crisafulli asked at what width 20 ft. or 24 ft.?

Mr. Therien stated that the proposed roadway shall be of a 24 foot-wide paved roadway and a 45-foot paved radius for the cul de sac as approved by the Planning Board at its May 3, 2011 board meeting, and as recorded in the approved May 10, 2011 Findings of Fact & Decision.

MOTION by Member Capwell, seconded by Member Crisafulli to open the meeting to public comment regarding the above mentioned development project.

Acknowledging that no member of the public wished to speak before the board; MOTION by Member Capwell, seconded by Member Crisafulli to close the public hearing. The MOTION carried.

MOTION by Member Crisafulli, seconded by Member Capwell to APPROVE the Final Plan Review for the Major Subdivision/Major Land Development construction of 9 residential lots (Woonsocket Assessor's Plat 60, Lot 20 at 2 Sunset Avenue)

Chairman Finlay read the Findings of Facts & Decision as follows:

Pursuant to such hearing and testimony by appropriate representatives of the landowner and/or proposed developer and interested others, including remonstrants for and/or against the proposal, the Woonsocket Planning Board, upon careful deliberation and in accordance with the provisions of R.I.G.L. § 45-23-60. Procedures - Required Findings, has arrived at and agreed upon the following findings of fact by majority vote:

1. That the subject property is located on Woonsocket Assessor's Plat 60, Lot 20 at 2 Sunset Avenue in Woonsocket, Rhode Island.
2. That the subject property consists of 3.81 acres or 166,088 sq. ft. of land.
3. Woonsocket Assessor's Plat 60, lot 20 is zoned Residential-2 [R-2] under the Zoning Ordinance of the City of Woonsocket, Rhode Island enacted December 19, 1995, zoned Residential-2 [R-2] which is described as follows; 2.1-1.2 R-2. Low Density Single-family Residential District, but including customary incidental home occupations, public and semi-public uses. A minimum of ten thousand (10,000) square feet is required per lot. The proposed use is a municipal use allowed in any zoning district.

Chairman Finlay noted that paragraphs 4 through 21 would be printed as stipulated.

22. That the developer of such subdivision shall deliver to the Administrative Officer of the Planning Board acceptable Improvement Guarantees consistent with § 11 of the Subdivision Regulations based upon performance estimates as determined by the Engineering Division of the Department of Public Works. The Planning Board may defer the delivery of such Improvement Guarantee after Final Review Approval; provided however, that no construction may be commenced by the Applicant or its agents until such Improvement Guarantee shall have been received by the Administrative Officer and certified by the City Solicitor.

23. That the developer shall deliver to the Administrative Officer a certified check or cash in an amount equal to two percent (2%) of the amount of the Improvement Guarantee cited in Item 21 hereinabove minus the cost allowance for sewer and water improvements as calculated by the Department of Planning and Development and reported to the Planning Board. Such payment shall constitute the Inspect Fee to be paid by the Applicant/Developer of the City as provided for in § 11.3 of the Subdivision Regulations coincidental with the presentation of the Improvement Guarantee.

APPROVAL/DENIAL

Based upon the testimony and evidence gathered by the Woonsocket Planning Board in written and oral form at and before the above-referenced hearing, the following motion is hereby recorded as the official action of the Woonsocket Planning Board in the above-cited matter.

MOTION by Member Crisafulli, seconded by Member Capwell that the petition for Final Plan Review of a Major Subdivision/Major Land Development Project proposed by R.E.P.M., Inc at 6000 Cass Avenue, Woonsocket, RI 02895, for property located at Woonsocket Assessor's Plat 60, Lot 20, at 2 Sunset Avenue be APPROVED.

VOTE ON THE MOTION

Vice-Chairperson Capwell	YES
Secretary Crisafulli	YES
Member Eappen	YES
Chairman Finlay	YES

CERTIFICATION

This is to certify that the above statement of Findings of Facts & Decision reflects the action of the Woonsocket Planning Board at their regularly scheduled meeting of August 7, 2018, a quorum being present throughout, in accordance with the *Subdivision & Land Development Regulations of the City of Woonsocket, Rhode Island*, As Amended. This is true and accurate recording of such action and is intended to be a part of the official records of the Woonsocket Planning Board and duly recorded in the Land Evidence Office of the Woonsocket City Clerk as attested hereinafter.

Certified:

Kenneth A. Finlay, Chairman
Woonsocket Planning Board

Ian MCElwee, City Planner
Administrative Officer

Dated: August 7, 2018 at Woonsocket, RI

Atty. Gariepy after if the board could delegate Final Decision to the Administrative Officer. Chairman Finlay replied yes, that was board's intent.

- **2018-MjS-01 - Review of Findings of Fact** for Morgan Funding I, LLC, for the Major Subdivision/Major Land Development Phase III construction of 14 residential lots and Phase IV construction of 29 residential lots (Woonsocket Assessor's Plat 45, Lot 1 near Danielle Drive, Fieldside Drive, and Louise Street)

Chairman Finlay stated that this project received Final Plan approval at the board's July 10, 2018 meeting. He noted that the Findings of Fact were tabled until tonight's meeting. He noted that the only issue before the board at this time is the reading and approval of the findings.

Chairman Finlay read the Findings of Facts & Decision as follows:

Pursuant to such hearing and testimony by appropriate representatives of the landowner and/or proposed developer and interested others, including remonstrants for and/or against the proposal, the Woonsocket Planning Board, upon careful deliberation and in accordance with the provisions of R.I.G.L. § 45-23-60. *Procedures - Required Findings*, has arrived at and agreed upon the following findings of fact by majority vote:

1. That the subject property is located on Woonsocket Assessor's Plat 45, Lot 1 near Danielle Drive, Fieldside Drive, and Louise Street, in Woonsocket, Rhode Island.

2. That the subject property consists of twenty and 42/100ths (20.42) acres or 888,678.40 sq. ft. of land.

3. Woonsocket Assessor's Plat 45, Lot 1 is zoned Residential-2 [R-2] under the Zoning Ordinance of the City of Woonsocket, Rhode Island enacted December 19, 1995, zoned Residential-2 [R-2] which is described as follows; 2.1-1.2 R-2. Low Density Single-family Residential District, but including customary incidental home occupations, public and semi-public uses. A minimum of ten thousand (10,000) square feet is required pe lot.

Chairman Finlay noted that paragraphs 4 through 20 would be printed as stipulated.

21. That the developer of such subdivision shall deliver to the Administrative Officer of the Planning Board acceptable Improvement Guarantees consistent with § 11 of the Subdivision Regulations based upon performance estimates as determined by the Engineering Division of the Department of Public Works. The Planning Board may defer the delivery of such Improvement Guarantee after Final Review Approval; provided however, that no construction maybe commenced by the Applicant or its agents until such Improvement Guarantee shall have been received by the Administrative Officer and certified by the City Solicitor. **Waiting on Bond Amount.**

22. That the developer shall deliver to the Administrative Officer a certified check or cash in an amount equal to two percent (2%) of the amount of the Improvement Guarantee cited in Item 21 hereinabove minus the cost allowance for sewer and water improvements as calculated by the Department of Planning and Development and reported to the Planning Board. Such payment shall constitute the Inspect Fee to be paid by the Applicant/Developer of the City as provided for in § 11.3 of the Subdivision Regulations coincidental with the presentation of the Improvement Guarantee.

23. A set of the final combined preliminary and final plans have been submitted to the Engineering Division in the Department of Public Works and is awaiting final approval.

APPROVAL/DENIAL

Based upon the testimony and evidence gathered by the Woonsocket Planning Board in written and oral form at and before the above-referenced hearin, the following motion is hereby recorded as the official action of the Woonsocket Planning Board in the above-cited matter.

MOTION by Member Crisafulli, seconded by Member Capwell that the petition for Combined Preliminary Plat and Final Plan Review of a Major Subdivision/Major Land Development Project proposed by Morgan Funding I, LLC, 678 George Washington Highway, Lincoln, RI 02865, for property located at Woonsocket Assessor's plat 45, Lot 1 near Danielle Drive, Fieldside Drive, and Louise Street be APPROVED WITH CONDITIONS.

VOTE ON THE MOTION

(taken during the July 10, 2018 board meeting)

Vice-Chairperson Capwell	ABSENT
Secretary Crisafulli	YES
Member Pratt	YES
Chairman Finlay	YES

CERTIFICATION

This is to certify that the above statement of Findings of Facts & Decision reflects the action of the Woonsocket Planning Board at their regularly scheduled meeting of July 10, 2018, a quorum being present throughout, in accordance with the *Subdivision & Land Development Regulations of the City of Woonsocket, Rhode Island, As Amended*. This is true and accurate recording of such action and is intended to be a part of the official records of the Woonsocket Planning Board and duly recorded in the Land Evidence Office of the Woonsocket City Clerk as attested hereinafter.

Certified:

Kenneth A. Finlay, Chairman
Woonsocket Planning Board

Ian MCElwee, City Planner
Administrative Officer

Dated: August 7, 2018 at Woonsocket, RI

- **Discussion of the "Nadeau Subdivision"** - 5 Lot subdivision on Merrill Court, Cottage Street, and Park Avenue (received Final Approval in March 2009)

Ernest J. Nadeau (Nadeau Corporation, 727 Washington Street, So Attleboro, MA 02703), and Norbert Therien, National Surveyors, 42 Hamlet Avenue, Woonsocket, RI 02895) represented the applicant.

Chairman Finlay stated that board members visited the site, they all feel that Merrill Court is very narrow. Mr. Nadeau stated that part of the plan was to widen a section of Merrill Court creating a one-way street going back towards Park Avenue - from Napoleon Street back to Park Avenue would be one-way (exiting onto Park Avenue). Mr. Nadesu stated that the Fire Department approved a hammerhead turn around at the end of Napoleon Street. Chairman Finlay asked if there's enough frontage to widen Merrill Court. Mr. Nadeau replied yes. Chairman Finlay asked if City Council approval is required in order to make Napoleon Street one-way. Mr. McElwee stated that he's not sure, he will find out if Council approval is required. Mr. Therien stated that will not encroach on any portion of the individual lots on Merrill Court - merely paving the street so that you will be able to utilize parking on both sides if necessary. He noted that it would be a wider gravel road bed. Member Crisafulli stated that the City right-of-way would remain at 20 ft. the entire distance. Mr. Therien replied yes.

Member Capwell asked the plans call for repaving the entire street, not just adding onto the addition. Mr. Therien replied yes, the existing is in poor condition.

Mr. Eappen asked if there are plans to incorporate speed bumps and signs. Mr. Therien stated that Merrill Court is still a public street, the Public Works Department doesn't like speed bumps because they make snow plowing very difficult, and they don't last very long. Mr. Therien noted that there will be "DO NOT ENTER" sign posted, as well as a "ONE WAY" sign.

Chairman Finlay stated that as this plan has already been approved, we're basically approving the project. Mr. Therien noted that the only remaining issue is the bond amount.

MOTION by Member Capwell, seconded by Member Crisafulli to open the meeting to public comment regarding the above mentioned development project.

Acknowledging that no member of the public wished to speak before the board;
MOTION by Member Capwell, seconded by Member Crisafulli to close the public hearing. The MOTION carried.

MOTION by Member Crisafulli, seconded by Member Capwell reaffirming the board's March 16, 2009 Final Approval of the Nadeau Subdivision - 5 Lot subdivision on Merrill Court, Cottage Street and Park Avenue.

VOTE ON MOTION

Secretary Crisafulli	YES
Vice Chairperson Capwell	YES
Member Eappen	YES
Chairman Finlay	YES

VI. Communications & Correspondence

- **2018-CP-08** Request for Advice & Recommendation from Woonsocket City Council pursuant to Resolution 18-R-50 - Referring a Request for Designation of a Historic Structures Floating Overlay District for Property at Woonsocket Assessor's Plat 21, Lot 48 [Former Social Street School] to the Woonsocket Planning Board

Chairman Finlay stated that the Historic districts designation would aide in the development of the property. Mr. McElwee noted that the proposed development is consistent with the City's zoning ordinance as well as the City's Comprehensive Plan.

MOTION by Vice Chairperson Capwell, seconded by Member Eappen to APPROVE the request for Designation of Historic Structures Floating Overlay District for property at Woonsocket Assessor's Plat 21, Lot 48 (Former Social Street School). The MOTION carried.

- 2018-CVP-09 Request for Review and Comment from the Woonsocket Fire Department pursuant to the Public Review of the Draft Hazard Mitigation Plan

Chairman Finlay stated that he has participated in this Plan in the past, and he recently reviewed the Plan. He noted that as a bordering community we interact with the Plan. Chairman Finlay stated that he has no objections or concerns with the Plan.

Mr. McElwee stated that this notice was for informational purposes only, no action is required by the board at this time.

VII. Administrative Officer's Report

Mr. McElwee informed the board regarding a number of administrative subdivisions he's working on: 64-92 Grover's Avenue (approved and waiting to be recorded); 68 Spring Street (subdividing their lot); working with RKG on the Comprehensive Housing Study in preparation for our updated Comprehensive Plan, which was started by the Rui Almeida and N. David Bouley; took part in a safety assessment of Cass Avenue led by VHB and RIDOT; took part in a visit from Mass Development (yearly study of what they call gateway cities to assess cities that have gone through difficult times dealing with the recession. How they survived, how they were able to redevelop themselves, reinvest themselves and bring businesses and people back to the city.

VIII. Next Meeting

Scheduled for Tuesday, September 4, 2018

IX. Adjournment

There being no further business lawfully before the Woonsocket Planning Board at this time, a MOTION was made by Vice-Chairperson Capwell, seconded by Secretary Crisafulli to adjourn. The MOTION carried, the meeting adjourned at 7:30 P.M

Respectfully submitted,

Pauline Washington
Recording Secretary