

**CITY OF WOONSOCKET, RHODE ISLAND**  
**PLANNING BOARD MEETING**

Tuesday, April 3, 2018 at 6:00 P.M.  
Harris Hall, 3rd Floor of Woonsocket City Hall  
169 Main Street, Woonsocket, RI 02895

Present: Kenneth A. Finlay, Vice President  
Jonathan R. Pratt, P.E., Member Ex-officio  
Rebecca Capwell, Member  
George Sargent, Chairman

Absent: Stephen R. Crisafulli, Secretary

Also Present: Rui Almeida, City Planner/Administrative Officer  
Pauline Washington, Recording Secretary

I. Call to Order

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

II. Attendance Review

Attendance was taken by Chairman Sargent that identified the above members as present; and Secretary Crisafulli absent.

III. A minute of silence was held in loving memory of N. David Bouley.

IV. Approval/Correction of Minutes

• February 6, 2018 - MOTION by Mr. Finlay, seconded by Mr. Pratt to approve the February 6, 2018 minutes.

Vice Chairman Finlay	YES
Member Capwell	ABSTAIN
Member Pratt	YES
Chairman Sargent	YES

V. Public Hearing

I. 2017-MJs **Amendment to the Drainage Plan Review** for Sapphire Estates Major Subdivision for Woonsocket Assessor's Plat 38, lots 13 & 524 on Diamond Hill Road and Morin Street by John Lequerre, 276 Saint Louis Avenue, Woonsocket, RI 02895.

*Atty. Joella Rocha, Kelly & Mancini, Attorneys-at-Law*, represented the application. Atty Rocha stated that we're all familiar with this project that received Preliminary and Final Plan approval from this board on August 1, 2017. She stated that in the course of getting state approval, which is one of the conditions of this board's approval, there were conversations with

DOT, DEM and the Planning Department staff that resulted in the changes before the board tonight. Atty. Rocha stated that its a technical change to only the drainage; essentially the proposed rain garden will be replaced with other drainage solutions. She noted that the Project Engineer, Mr. D'Amico, will explain those changes.

*David D'Amico, RE/Principal, D'Amico Engineering/Technologies.* Mr. D'Amico offer his sympathy in the passing of Mr. Bouley, who was always very helpful and a gentleman; he will be missed by all.

Mr. D'Amico stated that he would like to review the proposed revisions to the drainage plan for the board and public's benefit. He stated (referring page 6 of 13) that originally they planned to go with a bioretention swale located in the northeast corner, which would take most of the drainage from the roadway, and we were going to outfall it into the state system at Diamond Hill Road. The plan was to use rain gardens in the rear yards of single-family homes. Because the predominate flow of water and runoff was to the west and passes single-family homes located on Coolidge Street, Coolidge Street runs down to a wetlands area, resulting in a number of acres of runoff. Mr. D'Amico stated that essentially DOT did not want us to connect into their drainage system mainly because of the size. we would need to reduce the amount of runoff to meet the existing requirements..

Mr. D'Amico stated that there were other standards that he couldn't meet for DEM Relative to groundwater recharge and along with recharging the actual wetland with the proper amount of water (they didn't want to starve the wetland). Mr. D'Amico stated that the revised drainage design does not differ much from the previous plan other than the rain gardens would actually be maintained by each property owner; it required that maintenance to work. And we wouldn't be able to get all the groundwater recharge needed, and the amount of runoff was an issues.

Mr. D'Amico stated that essentially he had to go back and redesign the border, which is the plan before the board tonight. He stated that in addressing DEM's comments what we essentially end up with is the bioretention swale located in the area as originally design; they could not outfall it to Diamond Hill Road, they have to outfall it now to the wetland area. Mr. D'Amico stated that now we have two additional bioretention swales and filters; this allows us to recharge the groundwater with actual filters (sand filter w/ organics mixed in). He stated that water will essentially stop at the stone wall, it will not cross into the single family homes backyards anymore; which is a major improvement from the original design, especially for residents along Coolidge Avenue. He stated that this water will be intercepted, and due to grading, falls to the wetland. Mr. D'Amico stated that this is basically the essence of the change.

Mr. D'Amico stated that when they brought this proposal to the City, the City did not want to maintain this biofilter to the rear of the property. They felt that this could be problematic with the public leaving rubbish in the area. Mr. D'Amico stated that what has been agreed upon is that they will do a homeowners association to ensure that these areas remain clean. He stated that the homeowners association would maintain a \$2500 yearly budget for that purpose.

Mr. D'Amico stated that essentially the biggest thing relative to that is the sediment floor base that would actually take sand from the road. You might see some road sand but it shouldn't pass into the biofilter area. He noted however that if it does this is basically sandy

grass, you can actually plant in this area; planting is allowed in the bioretention filter area. He stated that the City will maintain the system within the roadway right of way: catch basins, manholes, sewer, water, gas of this development. Mr. D'Amico stated that basically, that is the amended drainage plan.

Chairman Sargent asked what needs to be done to maintain the bioretention swale. Mr. D'Amico stated that essentially it needs to be inspected at least twice per year. He stated that there is an operations/maintenance plan that should be recorded in City Hall's records. He stated that technically, you don't need to cut the lawn. He noted that essentially the area is sand, as long as the sand is never dug out it will essentially filter the water out. If grass should grow over the area, that's even better, it will help filter. Mr. D'Amico stated that DEM has made this one of their highest orders of treatment. He stated that he generally would use this when he has a high ground water table, it allows you to get closer to the ground water table, but we don't have that issue here.

Mr. Finlay (referring to p. 7 - Lot 9, Emergency Spillway ) asked Mr. D'Amico if its correct that we would need 1 ft. of water before the spillway would activate. Mr. D'Amico replied yes, about 1½ to 2 ft., and that's only if the pipe were to clog. Mr. D'Amico stated that this is something that he's required to put on the plans; its part of the design. If he were to leave details of the Emergency Spillway off the plans, DEM would make him add the information. Mr. Finlay stated that it looks like we will store about 1½ to 2 ft. of water throughout the bioretention filter. Mr. D'Amico stated at the 100 year storm. He stated that we shouldn't see water during high intensity, high frequency storms that we see every two to three weeks. But the 100 year storm is something that we have to control.

Mr. Finlay asked if there will be stipulations on the type of vegetation that can be used by Crown Court residents so as not to interference with the bioretention system. Mr. D'Amico stated that planting will be allowed, however they would discourage items such as oak trees; there's a significant list of plants that would be allowed.

Mr. D'Amico stated that DEM has already commented on the revised drainage plan, he has already addressed about six or seven of DEM's comments on this design already. Mr. D'Amico stated that he asked DEM to put the review process on hold because the City of Woonsocket did not want to maintain the biofilter area. They asked DEM to stop the review in order that they might look at other systems for the City's benefit. He noted that he was unable to get other drainage designs to work any better than this. In fact, DEM was somewhat surprised when we asked them to postpone their review. Mr. D'Amico stated that they did additional groundwater tests, but couldn't get an alternative design to work, so they went with the design before the board tonight with the homeowners association maintaining those two filters.

Atty. Rocha stated that the plans will indicate a homeowners association, as well as drainage easements on the lots indicating which backyards would maintain the basins. She noted that they would work with the City Administration to come up with easements as well as the homeowners association.

MOTION by Vice-Chairman Finlay, seconded by Member Capwell to open the meeting to public comment regarding the above-mentioned development project. The MOTION carried.

- *David Brouillard (lives adjacent the proposed development)* stated that he's concerned that runoff from the development will flood his property. Mr. D'Amico stated that technically this development cannot add one drop of additional water to Mr. Brouillard's or any abutting properties. Mr. D'Amico stated that runoff to Mr. Brouillard property will actually decrease. In a one-year storm runoff is reduced to that wetland by ½ cu. ft. per Second.
- *Richard , 1175 Diamond Hill Road* - stated for the record that he did not receive notification regarding the first public hearing. He stated that Crown Court residents, about 20 people were not notified about the first hearing; they all live within ten ft. of this development. He was also concerned that the so called bioretention swale is just a gully with dirt. His concern is the gully will hold water until it eventually seeps into the ground, attracting mosquitoes, etc.
- *Darin Cooper, 1175 Diamond Hill Road, Unit #201* - Mr. Cooper stated that he doesn't understand all the technical aspects of this development; he does know and understand that his sump pump has been running for days on ends and therefore he fear potential water problems. Mr. Cooper stated that he's depending on the board to make the best decision in the interest of the existing residents.
- *Kathy K , 1175 Diamond Hill Road, Unit #202* - Ms. K was concerned about plantings in the bioretention swale directly behind her unit. She stated that during the August meeting it was stated that the developer might put in arborvitaes, which the Crown Court residents were agreeable to. She noted however that she had done some research and feel that the green giant arborvitaes would be the preferred plant. This trees, after establishes, grows 3-5 ft. per year, up to 8 ft. She stated that this plant is preferable, and asked the developer to please consider it - it would make the Crown Court residents happy.
- *Norman Parenteau, 1135 Diamond Hill Road Unit #304* - Mr. Parenteau stated that he was unable to attend the previous meeting due to health reasons. He stated for the record that he's having a difficult time understanding the proposed development. He invited the developer and/or City to his unit to check the sump pump and water pressure, in anticipation of potential water problems. He was concerned about future problems and who would be responsible for repairs. Mr. Parenteau also stated that he did not receive notification regarding the first public hearing.
- *Kimberly Brouillard* - what concerns Ms. Brouillard is that when she had her land surveyed she was told that no one could ever build in this area (development area) because it is wetlands. She asked what has changed, is the area not considered wetlands. She was also concerned about the additional traffic in the neighborhood. She also questioned whether or not board members had actually visited the neighborhood and requested information as to day and time of each board member's visit. Ms. Brouillard also questioned why certain abutters were not notified, and indeed if notices were actually mailed. Ms. Sargent apologized again to residents who did not receive the first public notice. He stated that these hearing would not be possible or legal in not advertised in the local newspaper, and notices mailed to all abutters within 200 ft. of the

development. Mr. Sargent stated that he does not understand why some abutters did not receive a notice. He encouraged residents that are having problems understanding the development to visit City Hall and talk with the City Planner, Mr. Almeida , or perhaps Mr. Pratt.

- *Tom O,Brien, 1175 Diamond Hill Road, Unit #204* - Mr. O'Brien (Treasurer) stated that he and the residents of Crown Court are all concerned about a potential drainage situation. Regarding the public notice situation, Mr. O'Brien stated that the residents of Crown Court became aware of this project when they saw the property being surveyed. He noted that twenty units were not notified, this was an error made by the Planning Board. He noted that their concerns could have been addressed during that first public hearing.
- *Richard Fagnant, 88 Coe Street- Mr. Fagnant* - Mr. Fagnant stated that he's also a Woonsocket City Councilor. Mr. Fagnant stated that the was contacted by the Brouillards regarding their issues with the proposed development. Mr. Fagnant stated that he visited the Brouillards' property last week; their property is beautiful with a "babbling brook" running through it. He noted that the Brouillards' property is a beautiful sanctuary that's being encroached upon. Mr Fagnant stated that he understands that this development has already been approved by the City, but must be amended due to wetlands issues. He stated that a significant number of abutters are concerned about the runoff/wetland issue due to the topography of the land. Mr. Fagnant stated that he didn't to speak tonight, however its unacceptable when government and others infringe on property owners land in favor of a development. Mr. Fagnant stated that he's aware that the City need tax dollars, but what about the rights of our existing taxpayers; the Brouillards have owned their property for over 27 years. He stated that there's no way the City nor the developer can be certain that this development won't create runoff problems for these residents down the road. Mr. Fagnant stated that developments are good for the City, but not at the expense of our existing taxpayers; their quality of life is very important to them.
- *Ted Miranda, 70 Ruth Street* - Mr. Miranda noted that he's already dealing with water pressure issues - this development will only increase his water problems.

Mr. Almeida stated that the Planning Board is required to notify all property owners within 200 ft. of the proposed development; he will check the list to verify that it includes these abutting property owners. He also invited the residents to visit his office to verify the accuracy of the abutters list.

Acknowledging that no other member of the public wished to speak before the Board; MOTION by Vice-Chairman Finlay, seconded by Member Capwell to close the public hearing.

Vice-Chairman Finlay	YES
Member Capwell	YES
Member Pratt	YES
Chairman Sargent	YES

To summarize, Mr. D'Amico stated that DEM must approve this plan for runoff to their specifications. He stated that this is a Preliminary Application with two reviews: a biologist review relative to impact on wetlands biologically; an engineer's review in terms of looking at the drainage based on the state's stormwater manual that the development must follow. He noted that the stormwater manual is the regulation that prevents the developer from increasing runoff onto abutting properties; to make sure that we have groundwater recharge. Mr. D'Amico stated that there are a number of standards that must be met - they have all been met.

Mr. Sargent stated for the record that there's only one issue before the Board tonight; the drainage issue. He advised the public to make an appointment to meet with the City Planner if there are issues they don't understand, would like to review plans, etc.

Mr. Finlay informed Mr. Miranda that during the August public meeting the Board heard from the Water Department that they will be looping the system around Wilcox Street, Ruth Street and through this development, rather than a dead end. He noted that the water system that Mr. Miranda's on now should improve significantly as a result of this project.

MOTION by Vice-Chairman Finlay, seconded by Member Capwell to approve the above-referenced Final Plan Stage - Amendment to the Stormwater Management and Drainage Plan.

Vice-Chairman Finlay read the Findings of Fact, 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 this is the final Review phase - Amendment to the Stormwater Management and Drainage Plan. Combined Preliminary and Final Plan approval was granted by the Woonsocket Planning Board on August 1, 2017, with conditions and stipulations.
- (2) That the subject property is located on Woonsocket Assessor's Plat 38, lots 13 & 524 between Diamond Hill Road and Morin Street.
- (3) That the subject property consists of seven and one half (7.50) acres of generally vacant Land with one residential structure.
- (4) The proposed development **is consistent** with the *Woonsocket Comprehensive Community Plan, as Amended*, as approved by the Woonsocket City Council and the Director of the Rhode Island Department Of Administration (hereinafter referred to as the "Comprehensive Plan") and/or has satisfactorily addressed the issues where there may have been inconsistencies. The properties consisting of Woonsocket Assessor's Plat 38, lots 13 & 524 and Woonsocket Assessor's Plat 47, lot 76 are shown as Residential, Medium Density on Map 1-3 Future Land Use of the Woonsocket Comprehensive Plan, 2010 Update. Additionally, this proposal addresses the need for quality moderate to higher priced housing units in the City, as set forth on page C-6 of the Comprehensive Plan.

- (5) The proposed development is in compliance with the standards and provisions of the *Woonsocket Zoning Ordinance* Of the City of Woonsocket, Rhode Island of December 19, 1994 As Amended as of January 4, 2017 (hereinafter referred to as the “Zoning Ordinance”) in that the property, consisting of Woonsocket Assessor’s Plat 38, lots 13 & 54 is designated as residential-3 [R-3] on the Zoning Maps of the City of Woonsocket.
- (6) That under the Zoning Ordinance, the specific description of such zone is “residential-3 [R-3], Medium Density Single- and Two-family Residential District, but including customary incidental home occupations, public and semi public uses. A minimum of seven thousand (7,000) square feet is required for a single-family dwelling, nine thousand (9,000) square feet is required for for a two-family dwelling “( §2.1-1.3).
- (7) The real estate property taxes for the property have been paid as March 29, 2018 as well as all other properties in the City of woonsocket owned by this applicant. Copies of such affirmative certificate are contained in the Subdivision file.
- (8) That the Applicant/Developer proposes the combination of Woonsocket Assessor’s Plat 38, lots 13 & 54 into a single lot which would thereafter be divided into twenty-eight [28] residential lots each containing in excess of seven thousand square feet [7,000 sq.ft.] of land.
- (9) That the proposed twenty-eight [28] lots meet the minimum frontage, side lot and rear lot requirements §7.4 of the Woonsocket Zoning Ordinance and no variances are required from the Zoning Board of Review.
- (10) That all lots, as proposed conforms with all the requirements of §7.4 of the Woonsocket Zoning Ordinance and no variances are required from the Zoning Board of Review.
- (11) That there is a small area of wetlands on the property as identified in a report by Natural Resources Services, Inc. of P.O. Box 311, Harrisville, RI 02830, dated November 14, 2016. The Applicant/Developer will provide the Administrative Officer of the Planning Board certification from the Wetlands Division of the Rhode Island Department of Environmental Management that the proposed development will Have no significant impact upon such wetlands or that any such impact is property Mitigated in accordance with applicable Wetlands Regulations before construction of the subdivision may begin. Proof of DEM permitting of the Amendment of the Storm Water Management and Drainage Plan shall be submitted for verification by the City Planner/Administrative Officer by the applicant, conditioning final approval.
- (12) That the proposed development anticipates providing public highway access from Diamond Hill Road (a Rhode Island Highway RI-114) connecting to Wilcos Street (a City

roadway) with a cul-de-sac heading toward Morin Street. The length of the cul-de-sac From the intersection of the centerlines of Theresa Marie Avenue and Wilcox Street Street is 426.66 feet and thus less than the maximum of 600 feet established by §8.2.8 Of the Subdivision Regulations. As such the Applicant will provide the Administrative Officer with written evidence that the Applicant has received permission from the Rhode Island Department of Transportation to complete roadway access to Diamond Hill Road, and rom the Director of Public Works that such permission to access Public right-of-way onto Wilcox Street has been granted. Such written assurance must Be submitted before work on the proposed subdivision may begin.

- (13.) That the proposed Stormwater Management and Drainage Systems plan and Supporting documents, schematics and maps have been submitted to the Woonsocket Department of Public Works for comment. The Department of Public Works, Engineering Division requests that Sheet 4 of 14 be updated excluding lot (or portion of the lot) noted as Map B6 Lot 38-524, a note needs to be added on all sheet that depict drainage that: a) the City of Woonsocket will own and maintain the roadway drainage only, and b) the Homeowners (as a whole) of Sapphire Estates will own and maintain all drainage on the individual lots including Map B6 Lot 38-524. Final plans shall be submitted to the City Planner/Administrative Officer who shall submit such plans to the Department of Public Works, Engineering Division for approval, conditioning final approval.
- (14) That the proposed Stormwater Management and Drainage Systems Plan and supporting documents, schematics maps have been submitted to the Woonsocket Police Department for comment and it was invited to submit its Recommendations, requirements and suggestions. No response was received from Chief Thomas.Oates, III of the Woonsocket Police Department.
- (15) That the proposed Stormwater Management and Drainage Systems Plan and supporting documents, schematics and maps have been submitted to the Woonsocket Fire Department for comment and it was invited to submit its recommendations, requirements and suggestions. No response was received from Chief Paul Shatraw of the Woonsocket Fire Department.
- (16) That the subdivision is outside 100 Year flood Zone per Federal Emergency Management Agency (FEMA) Map Panel No. 4454110088G, March 2, 2009. A copy of the appropriate FIRMETTE is contained in the Subdivision file.
- (17) That the Subdivision has received permission to connect to the Woonsocket Water System. Approval for such connection to the Woonsocket Water System was authorized by Steven D'Agostino, Director of Public Works upon the recommendation of the Engineering Division and the Woonsocket Water Division and a copy of such

Authorization is contained in the Subdivision file.

- (18) That the proposed subdivision has received permission to connect to the Woonsocket Regional Wastewater System. Approval for such connection from the Woonsocket Regional Wastewater Authority was authorized by Steven D'Agostino, Director of Public Works upon the recommendation of the Engineering Division and a copy of such Approval is contained in the Subdivision file.
- (19) That the proposed subdivision will not result in the creation of individual lots with such Physical constraints to development that building on those lots according to pertinent Regulation and building standards would be impracticable.
- (20) That there will be no significant negative environmental impacts from the proposed Subdivision's development.
- (21) That the Planning Board has received a "Fiscal & Economic Impact Study" prepared by JDL Enterprises (Joseph D. Lombardo, AICP dated February 2017 as reviewed, Commented upon and revised. Included is a traffic analysis by David D'Amico.
- (22) That the proposed subdivision will be developed with two (2) phases with Phase 1 Containing seventeen (17) lots with Theresa Marie Avenue developed to an Intersection with an extended Wilcox Street. Phase 2 will contain eleven (11) lots With that portion of Theresa Marie Avenue which is planned as a cul de sac.
- (23) 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.

The Engineering Division of the Department of Public Works has recommended and the Planning Board has approved, a Phase 1 *Improvement Guarantee* amount of nine hundred eighty-one thousand one hundred dollars and no cents (\$981,100.00) and a Phase 2 *Improvement Guarantee* of two hundred thirty-seven thousand six hundred dollars and no cents (\$237,600.00). Depending on the amount of time involved in the development of Phase 1 and the commencement of Phase 2, the Planning Board reserves the right to recalculate and adjust the amount of the *Improvement Guarantee* for Phase 2 when it deems appropriate.

(24) 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 23 hereinabove minus the cost allowance for sewer and water improvements as calculated by the Department of Planning and Development and reported to the Board in a memorandum to the Planning Board dated July 25, 2017 (2017-CP-26). Such payment shall constitute the *Inspection 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*. The *Inspection Fee* established for Phase 1 is twelve thousand four hundred forty dollars and no cents (\$12,440.00); and the amount of the Phase 2 *Inspection Fee* is three thousand one hundred fifty-one dollar and no cents (\$3,151.00). If the amount of the Improvement Guarantee for Phase 2 is recalculated and adjusted for due cause as outlined in Item 23 hereinabove, the amount of the *Inspection Fee* for Phase 2 will likewise be adjusted. Unless in cash, such payment will be made payable to the City Treasurer.

**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 Vice-Chairman Finlay and seconded by Member Capwell that the Petition For Final Plan Review - Amendment to the Stormwater Management and Drainage Systems Plan of a Major Residential Subdivision proposed b John Laqawuerre, 276 Saint Louis Avenue, Woonsocket, Rhode Island 02895 for property located at Woonsocket Assessor's Plat 38, lot 13 & 524 on Diamond Hill Road in a Residential -3 [R-3] zone be approved based upon the Finding of Facts as enumerated herein above.

**Restrictions & or Conditions**

The Planning Board delegates final verification of elements in numbers 11, 12 and 13 of the Findings of Fact of the City Planner/Administrative Officer.

**VOTE ON THE MOTION**

Vice-Chairman Finlay	YES
Member Capwell	YES
Member Pratt	YES
Chairman Sargent	YES

**Certification:**

This is to certify that the above statement of *Finding of Facts & Decision* reflects the action of the Woonsocket Planning Board at their regularly scheduled meeting of April 3, 2018, a quorum being present throughout, in accordance with the *Land Development & Subdivision Regulations of the City of Woonsocket, Rhode Island, As Amended*. This is the true and accurate recording of such action and is intended to be a part of the official record of the Woonsocket Planning

Board and duly recorded in the Land Evidence Office of the City of Woonsocket, Rhode Island, as attested hereinafter.

Certified:

---

George Sargent, Chairman  
Woonsocket Planning Board

---

Rui G. Almeida, City Planner  
Administrative Officer

Dated April 4, 2018 @ Woonsocket, RI

**2018-MN-01 - Combined Preliminary & Final Plan Review for Minor Subdivision** for Property at Woonsocket Assessor's Plat 32, lot 76, Bertha Avenue, owned by Edward Mongeon of Mongeon Realty LLC, 90 Bertha Avenue, Woonsocket, RI 02895.

Edward Mongeon, 90 Bertha Avenue represented the application. Mr. Mongeon stated that he own the lot located across the street from his house. He's requesting a Minor Subdivision for Plat 32, lot 76 on Bertha Avenue. Currently the property consist of one lot, he would like to subdivide it into two lots.

Mr. Finlay asked Mr. Mongeon if the garage that's located on sub lot 3 to remain. Mr. Mongeon replied yes. Mr. Finlay asked Mr. Almeida if the proposed lots legal in size. Mr. Almeida replied yes, the lots meet zoning standards according to the City Zoning Officer.

Mr. Finlay stated that the plans indicate a fire apparatus turnaround easement, which is located on the applicant's private property. Mr. Mongeon replied yes. Mr. Finlay stated that his concern is that this is not a City engineered street. Mr. Mongeon stated that he will be placing an easement on this property.

Mr. Almeida stated that the turn around was a requirement by the Fire Department and must receive City Council approval.

Mr. Finlay asked if the property would remain in the family or if it would be sold. Mr. Mongeon stated that the property would remain in the family.

There were no public comments.

MOTION by Vice-Chairman Finlay, seconded by Member Capwell to approve the above-referenced Minor Subdivision Plan.

Vice-Chairman Finlay read the Findings of Fact, 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 32, lot 76 and Bertha Avenue.
- (2) That the subject property consists of .61956 acres and will be subdivided into three lots for residential use.
- (3) Woonsocket Assessor's Plat 32, lot 76 is zoned Residential-2 [R-2] under the Zoning Ordinance of the City of Woonsocket, Rhode Island enacted December 19, 1995, Amended as of January 4, 2017 [hereinafter referred to as the Zoning Ordinance"] which is described as "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.
- (4) The proposed development is consistent with the Woonsocket Comprehensive Community Plan, as Amended, as approved by the Woonsocket City Council and The Director of the Rhode Island Department of Administration and/or has Satisfactorily addressed the issues where there may have been inconsistencies. The properties consisting of Woonsocket Assessor's Plat 32, lot 76 is shown as *Residential -Low Density on Map I-3 Future Land Use* of the Woonsocket Comprehensive Plan, 2010 Update [hereinafter referred to as the "*Comprehensive Plan*."
- (5) The proposed development is in compliance with the standards and provisions of the *Woonsocket Zoning Ordinance* in that the property, consisting of Woonsocket Assessor's Plat 32, lot 76 is suitable for the development or residential uses.
- (6) All proposed land development and lots will have adequate and permanent physical Access to a public street, and meet the square foot requirements of the Zoning Ordinance and *Subdivision Regulations*.
- (7) Woonsocket Assessor's Plat 32, lot 76 is current in the payment of real estate taxes and other charges as of March 1, 2018, as certified by the City Treasurer of the City of Woonsocket.
- (8) That the Applicant propose the development of the property for the possible construction that is an allowable use under the *Zoning Ordinance* as a municipal use allowed in all zoning districts.

- (9) That the development of the site will be consistent with the provisions of §7.2 *Requirements of R-2 Districts of the Zoning Ordinance* as allowable residential uses.
- (10) That there are not wetlands on the property as certified by the Wetlands Division of the Rhode Island Department of Environmental Management.
- (11) That the proposed minor land development project and supporting documents, Schematics and maps was submitted to the Woonsocket Police Department for Comments and/or recommendations.
- (12) That the proposed minor land development project and supporting documents, schematics and maps was submitted to the Woonsocket Fire Department for comments and/or recommendations. The Fire Department requires that an area for fire truck turn around will be needed (**NFPA 1 (2012) 18.2.3.4.4 Dead Ends. Dead-end Fire Department access roads in excess of 150 ft. (46m) in length shall be provided with approved provisions for the fire apparatus to turn around**).
- (13) That the proposed land development project and supporting documents, Schematics and maps was submitted to the Department of Public Works for comments and/or recommendations. The fire truck turn around will require an easement approved By City Council and Department of Public Works.
- (14) Woonsocket Assessors Plat 32, lot 76 is located outside the 100 Year Flood Zone per Federal Emergency Management Agency (FEMA) Map Panel No. 44007C0088G, March 2, 2009.
- (15) The Applicant will submit to the Building Officials plans and specifications for the construction of the proposed residential use and will apply for appropriate building, electrical, plumbing and mechanical permits required by the Rhode Island State Building Code and other appropriate rules and regulations such as the State Fire Safety Code via the Woonsocket Fire Department.
- (16) That the Minor Subdivision will connect to the Woonsocket Water System. If the Applicant has not heAt received such permission, securing such permission in Writing shall be a requirement before the commencement of construction.
- (17) That the Minor Subdivision will connect to the Woonsocket Regional Wastewater System. If the Applicant has not yet received such permission, securing such Permission shall be a requirement before the commencement of construction.
- (18) That the proposed land development will not result in the creation of individual lots with

Such physical constraints to development that building on those lots according to Pertinent regulations and building standards would be impractical.

- (19) That there will be no significant negative environmental impacts from the proposed Subdivision development; however additional significant study will ensure prior to the Granting of preliminary or final approval, if appropriate.

**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 Vice-Chairman Finlay, seconded by Member Capwell that the Petition for a Combined Preliminary and Final Plan Review of a Minor Land Development Project proposed by the City of Woonsocket, Rhode Island, City Halol, 169 Main street, Woonsocket, Rhode Island 02895 for property located at Woonsocket Assessor’s Plat 32, lot 76 on 90 Bertha Avenue be conditionally approved. The Planning Board delegates to the City Planner/Administrative Officer final approval, verifying approval from City Council, the Woonsocket Fire Department and the Department of Public Works of the easement for the turnaround of the fire truck, according to plans submitted.

**Restrictions &/or Conditions**

The Planning Board delegates final verification of elements in numbers 12 and 13 of the Findings of Fact to the City Planner/Administrative Officer.

**VOTE ON THE MOTION**

Vice-Chairman Finlay	YES
Member Capwell	YES
Member Pratt	YES
Chairman Sargent	YES

**Certification:**

This is to certify that the above statement of *Finding of Facts & Decision* reflects the action of the Woonsocket Planning Board at their regularly scheduled meeting of April 3, 2018, a quorum being present throughout, in accordance with the *Land Development & Subdivision Regulations of the City of Woonsocket, Rhode Island, As Amended*. This is the true and accurate recording of such action and is intended to be a part of the official record of the Woonsocket Planning Board and duly recorded in the Land Evidence Office of the City of Woonsocket, Rhode Island, as attested hereinafter.

Certified:

---

George Sargent, Chairman

---

Rui G. Almeida, City Planner

Dated April 4, 2018 @ Woonsocket, RI

**VI. COMMUNICATIONS & CORRESPONDENCE**

i. **2018-CP-01** - Correspondence from the Bellingham-Planning Board - Notice of Special Permit Decision, regarding Flexible Parking Options  
Special Permit to Lyne Realty, LP, 2201 Scott Avenue, Suite 100, Fort Worth, Texas, 76103.. The Request was approved to reduce required parking at 441 Pulaski Boulevard in Bellingham, MA.

Mr. Almeida informed the Board that this communication is for informational purposes; no action is required by the Board.

ii. **2018-CP-02** - Planning Board Annual Report  
Mr. Almeida noted that the Board was given a copy of the 2017 Annual Report. As noted in the report, the Board is required to submit an annual report to the Mayor summarizing the work of the preceding year with recommendations as to plans and action for future development, and to submit any other reports for by general law.

Mr. Almeida stated that as demonstrated in this report the Planning Department has been very busy; a few Highlights from 2017 are as follows:

- Final CIP was approved by the Board at the February 7 meeting, sending its recommendations to Mayor Baldelli-Hunt.
- Grow Smart Rhode Island held its Annual awards ceremony in Woonsocket on June 6. The Planning Division is proud of the advocacy and support in favor of Woonsocket becoming the host City for this prestigious and important ceremony. As part of the Awards Ceremony the Planning Division prepared and delivered a Main Street walk “Welcome to Our Past and Future” showcasing the cohesive urban massand beautiful architecture of Main Street, from Fire Station #3 toon Shorr Court to Market Square.
- City Planner Rui Almeida was invited by the Pawtucket Society of Preservation to give a lecture/conference “Use of Mills in Post Industrial America” on June 27.
- The Planning Division (the City) submitted to RI Division of Planning the State Transportation Improvement Program (STIP) a \$5,000,000 application for FY-18-27, exclusively for Main Street Improvements. We were very proud and pleased to have had the full amount requested awarded to the City - one of the single largest award the City has received from the State in a very long time.

- The City of Woonsocket, through the Planning Department on December 1st hired the Firm RKG Associates Inc. to provide a much needed Comprehensive Community Housing Study and Needs Analysis. The report is intended to provide community-specific housing priority and provide rational and understanding for housing policies in the community.
- Through the RI Foundation grant awarded to the City, the City Planner attended a course over the period of 8 weeks, on his own time (after work hours) at the New England Institute of Technology that certified him in the architecture software Revit. This cutting edge and powerful architectural design tool has enable the Planning Division and the City to design and produce architectural designs saving time, design cost and procedure.
- The City Planner and Principal attended numerous seminars during 2017 with then intended goal of benefiting the Community and City.
- The Report also contained a list of Approved Subdivisions, a list of Communications and Petitions that came before the Board, and a list of Design Review applications.

Member Capwell stated that in reviewing the Report it's obvious that a significant amount of work was done last year; and given the amount of work that the City Planner's team undertakes, but also being able to attend different forums and go for additional training is very impressive and refreshing. Mr. Almeida stated that he's proud of the work that his department has accomplished.

\_\_\_\_\_ MOTION by Vice-Chairman Finlay, seconded by Member Capwell to approve the Planning Board 2017 Annual Report.

Vice-Chairman Finlay	YES	
Member Capwell	YES	
Member Pratt		YES
Chairman Sargent	YES	

\_\_\_\_\_ iii. **2018 -CP-03** - Request for Advice and Recommendation from Woonsocket

City Council on proposed Ordinance 18-O-11- Amending the Code of Ordinances, City of Woonsocket, Rhode Island, Appendix C - Entitled "Zoning" Regarding "Various Technical Changes" - Board, Lodging or Rooming House.

Mr. Almeida stated that both these Ordinances before the Board tonight have been before the Board before with minor changes; our job is to make sure that the Ordinances comply with the City's Comprehensive Plan - they do as stated in the Findings of Fact. The board's recommendation is that the Ordinance be approved.

Chairman Sargent read the Findings of Fact as follows:

1. That the subject matter was received by the Woonsocket City Council at their regular meeting on Monday, March 19, 2018, where it was received, placed on file, ordered advertised in accordance with R.I.G.L. 45-24-53, referred to the Woonsocket Planning Board and the Associate Director of the Rhode Island Department of Administration.

2. That the Woonsocket Planning Board received an explanation of the proposed and effect of the proposed ordinance titled above from the City Planner/Administrative Officer and the staff of the Department of Planning and Development.

3. That the City Planner/Administrative Officer of the Department of Planning & Development briefed the Planning Board on the compliance and consistency of the titled matter with the provisions of the Woonsocket Comprehensive Plan 2012 and the “*general purposes of zoning ordinances*” as outlined in R.I.G.L. 45-24-30 and §§1.2 & 1.3 of the Zoning Ordinance of the City of Woonsocket as enacted December 19, 1994 and amended to January 4, 2017, as follows:

- 1) *Promoting the public health, safety, and general welfare.*

The Board is satisfied that the responsible control of such facilities as rooming, boarding, and/or lodging facilities promoted the public health, safety, and general welfare.

- 2) *Providing for orderly growth and development that recognizes:*

- (i) *The goals and patterns of land use contained in the comprehensive plan of the city or town adopted pursuant to chapter 22.2 of this title;*

The Board is satisfied that the proposed amendment is consistent with the goals and patterns of land use contained in the Woonsocket Comprehensive Plan 2012 as recommended by the Planning Board on February 1, 2012, enacted by the Woonsocket City Council on April 4, 2012 and approved by the Director of the Rhode Island Department of Administration on April 24, 2012. The Board believes that the proposed Amendment promulgates the enactment of such legislation as consistent with the goals and objectives of the Plan by providing governance of such uses in a reasoned and responsible manner.

- (ii) *The use of innovative development regulations and techniques.*

The Planning Board is convinced that the control of such facilities is an innovative use of development regulations and techniques to the betterment of the community.

- (10) *Promoting safety from fire, flood, and other natural or unnatural disasters.*

The Board believes that the strict control and limitation of such facilities promotes A safe environment with respect to happenstance of fire, flood, and other natural or unnatural disasters.

- (15) *Providing for procedures for the administration of the zoning ordinance, including, but not limited to, variances, special-use permits, and, where adopted, Procedures for modifications.*

The Planning Board is convinced that the proposed amendment establishes a reasoned and responsible series of procedures under the provisions of the Zoning Ordinance to protect individual rights under the Act.

4. That the Woonsocket Planning Board agrees with the recommendations of the City Planner/Administrative Officer and the staff of the Department of Planning & Development in these conclusions.

5. That no remonstrate appeared before the Woonsocket Planning Board to address the title matter.

MOTION by Vice-Chairman Finlay, seconded by Member Capwell that in accordance with the procedures for Amendments to the Zoning Ordinance of the City of Woonsocket, Rhode Island, the Woonsocket Planning Board hereby finds the proposed Amendment entitled “In Amendment Of the Code of Ordinances of the City of woonsocket, R.I. Appendix C, Entitled “Zoning” regarding “Various Technical Changes” is consistent with Woonsocket Comprehensive Plan Amendment 2012 and the General Purposes of Zoning as contained ifn R.I.G.L. 45-24-30.

**VOTE ON MOTION:**

_____ Vice-Chairman Finlay	YES
Member Capwell	YES
Member Pratt	YES
Chairman Sargent	YES

**Certification:**

This is to certify that the above statement of *Finding of Facts & Decision* reflects the action of the Woonsocket Planning Board at their regularly scheduled meeting of April 3, 2018, a quorum being present throughout, in accordance with *R.I.G.L §45-24-30* and *§17.2* of the *Zoning Ordinance 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 record of the Woonsocket Planning Br d and duly recorded in the Land Evidence Office of the City of Woonsocket, Rhode Island as attested hereinafter.

**Certified:**

---

George Sargent, Chairman  
Woonsocket Planning Board

---

Rui G. Almeida, City Planner  
Administrative Officer

Dated: April 4, 2018 at Woonsocket, RI

- iv     **2018-CP-04** - Request for Advice & Recommendation from Woonsocket City Council pursuant to Ordinance 18-O-08 - Amending the Code of Ordinances, City of Woonsocket, Rhode Island, Appendix C - Entitled "Zoning" regulating Micro-Lofts Micro-Apartments and Studios.

Mr. Almeida stated that not only is this Amendment in compliance with the City Comprehensive Plan, but also in line with the City's vision and concept for our Main Street Overlay District.

Vice-Chairman Finlay stated for the record that initially he was concerned about a potential parking issue, but in this Overlay District parking is reduced. He stated that parking requirements have been addressed and will be met.

Chairman Sargent read the Findings of Fact as follows:

1.     That the subject matter was received by the Woonsocket City Council at their regular meeting on Monday, March 19, 2018, where it was received, placed on file, ordered advertised in accordance with R.I.G.L. 45-24-53, referred to the Woonsocket Planning Board and the Associate Director of the Rhode Island Department of Administration.
2.     That the Woonsocket Planning Board received an explanation of the proposed and effect of the proposed ordinance titled above from the City Planner/Administrative Officer and the staff of the Department of Planning and Development.
3.     That the City Planner/Administrative Officer of the Department of Planning & Development briefed the Planning Board on the compliance and consistency of the titled matter with the provisions of the Woonsocket Comprehensive Plan 2012 and the "*general purposes of zoning ordinances*" as outlined in R.I.G.L. 45-24-30 and §§1.2 & 1.3 of the Zoning Ordinance of the City of Woonsocket as enacted December 19, 1994 and amended to January 4, 2017, as follows:

- 1)     *Promoting the public health, safety, and general welfare.*

The Board is satisfied that these housing typologies will help to retain and attract residents to the City, specifically to the Downtown area, providing a new housing option to the existing mix of residential units.

- 2) *Providing for orderly growth and development that recognizes:*
  - (i) *The goals and patterns of land use contained in the comprehensive plan of the city or town adopted pursuant to chapter 22.2 of this title;*

The Board is satisfied that the proposed amendment is consistent with the goals and patterns of land use contained in the Woonsocket Comprehensive Plan 2012 as recommended by the Planning Board on February 1, 2012, enacted by the Woonsocket City Council on April 4, 2012 and approved by the Director of the Rhode Island Department of Administration on April 24, 2012. The Board believes that the proposed Amendment promulgates the enactment of such legislation as consistent with the goals and objectives of the Plan by providing a wider array of housing options..

- (ii) *The use of innovative development regulations and techniques.*

The Planning Board is convinced that the amendment to allow these housing typologies in the Downtown Area is an innovative use of development regulations and techniques to the betterment of the community.

- 3) *Preserve the City's existing housing stock in order to protect the health, And financial well being of City residents. Promoting small scale developments that enhances and supports the existing economic and social fabric of the City's neighborhoods. Recognize and preserve housing and neighborhood resources that contribute to the City's viability and heritage.*

The Board believes that the inclusion of these residential typologies in the Downtown area will incentivize the reuse of existing structures and Create viability of small scale investment projects that will help to preserve the social, economic matrix and the architectural heritage that defined the Downtown environment audits sustainability.

- 4) Improve the stability and desirability of the City's older neighborhoods as places to live.

The Planning Board is convinced that new and sustainable housing Typologies such as micro-lofts, mico-apartments and studios will greatly Add to the stability and desirability of the Downtown area by providing

Housing options in the historic center of the City. potentially retaining existing residents and attracting new ones that are looking for smaller units while partaking in the Main Street environment offered by the City Centre.

- 5) *Providing for procedures for the administration of the zoning ordinance, Including, but not limited to, variances, special-use permits, and, where Adopted, procedures for modifications.*

The Planning Board is convinced that the proposed amendment establishes a reasoned and responsible series of procedures under the provisions of the Zoning Ordinance to protect individual rights under the Act.

4. That the Woonsocket Planning Board agrees with the recommendations of the City Planner/Administrative Officer and the staff of the Department of Planning & Development in these conclusions.

5. That no remonstrance appeared before the Woonsocket Planning Board to address the title matter.

MOTION by Vice-Chairman Finlay, seconded by Member Capwell that in accordance with the procedures for Amendments to the Zoning Ordinance of the City of Woonsocket, Rhode Island, the Woonsocket Planning Board hereby finds the proposed Amendment entitled "In Amendment Of the Code of Ordinances of the City of Woonsocket, R.I. Appendix C, Entitled "Zoning" regarding "Various Technical Changes" is consistent with Woonsocket Comprehensive Plan Amendment 2012 and the General Purposes of Zoning as contained in R.I.G.L. 45-24-30.

**VOTE ON MOTION:**

_____ Vice-Chairman Finlay	YES
Member Capwell	YES
Member Pratt	YES
Chairman Sargent	YES

**Certification:**

This is to certify that the above statement of *Finding of Facts & Decision* reflects the action of the Woonsocket Planning Board at their regularly scheduled meeting of April 3, 2018, a quorum being present throughout, in accordance with *R.I.G.L §45-24-30* and *§17.2* of the *Zoning Ordinance 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 record of the Woonsocket Planning Board and duly recorded in the Land Evidence Office of the City of Woonsocket, Rhode Island as attested hereinafter.

**Certified:**

---

George Sargent, Chairman  
Woonsocket Planning Board

---

Rui G. Almeida, City Planner  
Administrative Officer

Dated: April 4, 2018 at Woonsocket, RI

**VII. Administrative Officer's Report**

Mr. Almeida stated that Grow Smart Rhode Island is a great advocate for sustainable and ??????cities across our nation, they have recognized Woonsocket on several occasions, which makes us happy. This year Grow Smart is planning a kickoff refresh/revitalize event to bring together anyone that wants to participate and connect - developers, architects, engineers, ect. The event is scheduled for Wednesday, April 25, 2018, from 5:30 P.M. to 7:00 P.M., at Ciro's Tavern, Woonsocket. He noted that all interested parties are invited, especially Planning Board members. He noted that the next event will be held in Westerly. Mr. Almeida stated that he will be sending our invitations, he hopes that everyone can attend.

Mr. Almeida read a sympathy card from Mr. Crisafulli in memory of N. D. Bouley as follows: *"I'm extremely saddened by the loss of N. David both personally, the City has lost a truly dedicated and hardworking member of the Planning Department. I learned a lot from N. David in the few years that we worked together and I am humbled from the experiences that i had. My sincere condolence go out to N. David's family in their loss.*

Mr. Almeida stated that he considered N. David a personal friend; he misses him everyday. He read a personal letter that he wrote to Susan after N. David passed. *"I am so sorry, my heart is filled with sadness, the world is a lonely place without our beloved David, I really miss him. David was one of the best Directors that I have had the pleasure to have worked with and for; a great loss indeed. Very hard to believe that he is gone from our lives; I loved working with him; one of the kindest people I have ever met; allowed me to be myself as he did with everyone. His legacy is kindness, wit, intelligence, cultivation, quality, sophistication, laughter, humanity. I was lucky and honored to have worked on many small and great projects in Woonsocket with N. David. His passing leaves us with great sadness; I will miss you dearly my friend. May he be in eternal peace.*

Vice-Chairman Finlay stated that he has known N. David over thirty years; they both began working for the City of Woonsocket about the same time, and their careers seemed to grow together. Vice-chairman Finlay stated that N. David could always be relied on for reliable information, consistent, never wavering, always dependable. Vice-Chairman Finlay stated that it was indeed an honor to serve as a pallbearer for N. David's funeral service.

Chairman Sargent stated that even now he's somewhat emotional and still trying to process this loss; he can only say that we have all lost a good friend.

**VIII. NEXT MEETING**

Scheduled for Tuesday, May 1, 2018. Chairman Sargent reminded the board that Ethics Reports are due by April 27, 2018.

**IX. ADJOURNMENT**

There being no further business lawfully before the Woonsocket Planning Board at this time, a MOTION was made by Vice-Chairman Finlay, seconded by Member Capwell to adjourn. The MOTION carried, the meeting adjourned at 8:25 P.M.

Respectfully submitted,

Pauline Washington  
Recording Secretary

**CITY OF WOONSOCKET, RHODE ISLAND**  
**DESIGN REVIEW COMMISSION MEETING**

Tuesday, April 3, 2018 at 6:00 P.M.  
Harris Hall, 3rd Floor of Woonsocket City Hall  
169 Main Street, Woonsocket, RI 02895

Present: Kenneth A. Finlay, Vice President  
Jonathan R. Pratt, P.E., Member ex-officio  
Rebecca Capwell, Member  
George Sargent, Chairman

Absent: Stephen R. Crisafulli, Secretary

Also Present: Rui Almeida, City Planner/Administrative Officer  
Pauline Washington, Recording Secretary

I. Call to Order

Chairman Sargent called the meeting to order immediately following the Planning Board Meeting (8:25 PM).

II. Attendance Review

Attendance was taken by Chairman Sargent that identified the above members as present; and Secretary Crisafulli absent.

III. **PUBLIC HEARING**

i. **2918-DR-02** - Facade improvements, wall sign and monument, and monument sign for Ocean State Job Lot of Woonsocket, LLC, Assessor's Plat 52-B, Lots 6 & 7, on 1919 Diamond Hill Road, Woonsocket, Rhode Island.

Holly Beckman, Wickford, RI, represented the applicant, stating that the proposed wall sign and monument sign is in keeping with the area, including space for Applebee's Restaurant. Ms. Beckman presented a rendering of the proposed signs and an informational package for the board's review.

Ms. Beckman stated that the entrance to the development is already landscaped with existing trees, the area is functioning well, they did not make any changes, instead they focused on the island area. She stated that the proposal includes low evergreen plantings at both ends of the island, and the side area that's lifted up will be planted as well. Plantings will consist of Junipers as well as evergreens. The informational pamphlet includes a variety of recommended

plantings as well as proposed locations. She noted that a variety of grasses, i.e., Sedum and Little Bunny are also proposed. The recommended variety of plants will provide the area with seasonal color; these plantings are easy to replace and maintain.

Vice-Chairman Finlay asked if the existing sign will be removed. Ms. Beckman replied yes; a new sign 27i high x 12 wide will replace the existing sign. Mr. Almeida stated that the new pylon sign is oversized which required and received Zoning Board approval.

Mr. Almeida read the Findings of Fact as follows:

**PLEASE INSERT FINDINGS OF FACT HERE.. I COULD NOT PASTE THE FINDINGS THAT YOU EMAILED ME - NUMEROUS PAGES - OTHER INFORMATION, DON'T UNDERSTAND.**

li. **2018-DR-03** - Facade improvements, awnings wall sign and monument sign for The Clothesline Laundry Services, owned by Scott Schmitt, Assessor's Plat 38, lot 313, on 855 (859 City Records) Diamond Hill Road, Woonsocket, Rhode Island.

Vice-Chairman Finlay stated for the record that because he is a property owner (abutter) of the next applicant, he will recuse himself from participating in the discussion.

Scott Schmitt represented the applicant. Mr. Schmitt stated that the proposed sign has been cut back due to City zoning Ordinance; the maximum allowable size sign is 36 sq. ft.

Mr. Schmitt stated that he's expanding his operation due to the fact that the Pawn Shop (located to the left of his property) has vacated, he would like to expand his business. He stated that he started out with about 30% of the site, when the Quik Shop left about ten years ago he expanded; and now he plan to take over the entire space.

Mr. Pratt asked Mr. Schmitt if he have any improvement plans for the site. Mr. Schmitt stated that he plan to do some parking lot improvements, he won't be increasing the size of the parking lot.

Chairman Sargent stated that considering that board members receive copies of all applications that include a Project Description, perhaps its not necessary to read the Project Description into the record, just read the Findings of Fact.

Member Capwell asked if new downlighting provide adequate lighting for the parking lot area; there appears to be significant lighting now. Mr. Schmitt stated that the existing lights at

both ends of the building will be removed. He noted that there won't be as much light, but it will be adequate.

Mr. Almeida read the Findings of Fact as follows:

**PLEASE INSERT FINDINGS OF FACT HERE.. I COULD NOT PASTE THE FINDINGS THAT YOU EMAILED ME - NUMEROUS PAGES - OTHER INFORMATION, DON'T UNDERSTAND.**

**IV. NEXT MEETING**

Scheduled for Tuesday, May 1, 2018

**V. ADJOURNMENT**

There being no further business lawfully before the Design Review Commission at this time, a MOTION was made by Vice-Chairman Finlay, seconded by Member Capwell to adjourn. The MOTION carried, the meeting adjourned at 9:15 P.M.

Respectfully submitted,

Pauline Washington  
Recording Secretary