

City of Woonsocket, Rhode Island
Planning Board Meeting
Tuesday, January 8, 2019, 6:00 P.M.
Harris Hall, 3rd Floor of Woonsocket City Hall
169 Main Street, Woonsocket, RI 02895

Present: Kenneth A. Finlay, Chairman
Stephen R. Crisafulli, Secretary
Roji Eappen, Member
Jonathan R. Pratt, P.E., Member Ex-Officio

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

Excused: Steve Lima

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.

III. Approval/Correction of Minutes

Meeting of Tuesday, November 5, 2018 - MOTION by Secretary Crisafulli, seconded by Member Eappen to APPROVE the November 5, 2018 minutes as submitted. The MOTION carried.

IV. Planning Board Matters

a. Annual Reorganization - Election/Reelection of:

ii. **Chairman**

MOTION by Secretary Crisafulli, seconded by Member Eappen nominating Kenneth Finlay as Chairman of the Planning Board. The MOTION carried.

ii. **Vice-Chairman**

MOTION by Member Eappen, seconded by Secretary Crisafulli nominating Steven Lima Vice-Chairman of the Planning Board. The MOTION carried.

iii. **Secretary**

MOTION by Member Eappen, seconded by Chairman Finlay nominating Stephen Crisafulli as Secretary of the Planning Board. The MOTION carried.

V. New Matters

A. **2019-MN-01 - Preliminary Plan Review** for the Minor Subdivision of 432 Providence Street owned by Joseph Mota (Woonsocket Assessors Plat 11, Lot 4)

Chairman Finlay stated that this public hearing was published December 21, 2018 in The Call as stipulated.

MOTION by Mr. Crisafulli. Seconded by Mr. Eappen to open the public hearing. The MOTION carried.

Joseph Mota, 432 Providence Street represented the application. Mr. Mota stated that he's requesting permission to put a single-family home on this property. He currently own this property and the existing home located on it that will remain; he might rent or sell the existing home.

Mr. Pratt stated that the Engineering Division undertook a review, all the survey is accurate as depicted. Mr. Pratt also stated that its his understanding that the applicant will require a zoning variance in regards to frontage requirements. The lot is zoned R-3, which requires 70 ft. of setback, however this lot has on 60.48 ft. of setback due to existing conditions (Jenckes Street side). Mr. McElwee stated that depending on the outcome of this application Mr. Mota can apply for a zoning variance; otherwise the lot meets all zoning requirements.

Chairman Finlay opened the hearing to questions from the general public.

- *Bethany Grant, 213 Jenckes Street* - Ms. Grant read a prepared statement that consisted of her concerns as a property owner (2 1/2 yrs)and single parent. Her concerns were numerous: the decline of the neighborhood, decline of property value, safety of children due to strangers and construction activity, disruption of lifestyle,and safety of cats & dogs, wear & tear on vehicles, etc.
- *Kelly Thurber, 228 Jenckes Street* - Ms. Thurber stated that her property is directly across the street from the proposed development. She's against the project because when the developer starts to develop the road he's impacting her driveway, impeding her ability to enter and exist her driveway; she leaves for work very early every morning. She's also concerned about the ability to have trash removal with these construction vehicles parked along the street. The street is already narrow, with construction vehicles parked along both side of the street access to their homes will be difficult. She's lived there for about twelve years and don't want to see the area changed. And what about the safety of the children - they won't be able to play or ride their bicycles of walk their dogs. She likes the existing quiet neighborhood, and do not welcome random strangers, its makes you nervous, speaking as a single person.

Mr. McElwee stated that these are valued concerns, that neighbors should contact his office or the Building Inspector's office with concerns, they will address the issue and/or contact the contractor . Regarding the street being blocked of, Mr. McElwee confirmed that this is a narrow street, he will ensure that the contractor always allow access to the street by whatever means.

- Aaron Molina, 240 Jenckes Street - Mr. Molina stated that he likes the street as is, it's a quiet neighborhood, probably one of the nicest in the city. He noted that his biggest issue is the 70 ft. frontage and why the project should receive a zoning variance.
- Nicole Molina, 240 Jenckes Street - Ms. Molina stated that she has a small child and usually sit with her on their front porch every evening; their lifestyle will be severely impacted by this construction - constant noise. She loves her neighborhood as is and

don't want it to change. Ms. Molina stated that she can understand Mr. Mota's reason for wanting to build here, but as a parent she wants the best for her child, a quiet safe neighborhood with neighbors that you know.

- *Wendy Mota, 432 Providence Street* - Ms. Mota stated that construction activity doesn't last forever. She acknowledge that this is a beautiful neighborhood, which is why she choose it for her children and grandchildren.

Mr. MCElwee asked Mr. Mota if he has any idea how long construction would last. Mr. Mota stated that he's looking at a small cottage or modular home, obviously modular would be very fast, however he's hasn't decided yet. Mr. Mota added that his daughter and grandchildren already lives in this neighborhood, they're already a part of the community, same lot, different street.

Chairman Finlay asked Mr. Mota if a garage is planned for the proposed house. Mr. Mota replied yes, but probably no if modular.

Chairman Finlay stated that Mr. Mota has heard the concerns of the abutters, if the board moves forward on this application, he sincerely hope and advise Mr. Mota to fully appreciate their concerns and to take them into consideration when construction begins. Chairman Finlay stated that of course building code and other city standards must be adhered to. Mr. Mota stated that he plan to hire a reputable contractor who will be insured, and who will work in good faith with the abutting neighbors.

Mr. McElwee stated that should the Planning Board approve Mr. Mota's application, the variance could be denied by the Zoning Board. He informed the abutters that they could attend the zoning board meeting and speak in favor or against the variance.

Acknowledging that no other member of the public wished to speak before the Board; MOTION by Mr. Pratt, seconded by Mr. Crisafulli to close the public hearing. The MOTION carried.

The board noted the following issues:

- That no construction vehicles to be parked on either side of Jenckes Street.
- Contractor access must be from Providence Street.
- Construction fence to be installed.
- Hours of operation limited to 8:00 A.M. to 4:00 P.M., Monday thru Friday.

Mr. Pratt stated that he can understand the neighbor's concerns, however this board cannot deny a property owner use of their land subject to it meeting the city's subdivision regulations. He stated that the only issue pertaining to this property is insufficient frontage, which is under purview of the Zoning Board of Review. Mr. Pratt stated that if this project moves forward that people from his office and the Building Inspector's office will be onsite to ensure that city standards are met and minimal disruption to the neighborhood.

- The board noted that a final review/approval of the application could be done by the City Planer/Administrative Officer.

Chairman Finlay stated that Mr. Mota has choose Jenckes Street for his children to live for the exact reason that most of the abutters noted. He stated that Mr. Mota has property that can be subdivided according to the city subdivision regulations; the Planning Board does not have authority to deny the application before it tonight. He noted however that Mr. Mota must go before the Zoning Board for a variance, at which time abutters will again have an opportunity to voice their opinions.

Chairman Finlay read the Findings of Fact as follows:

Pursuant to such hearing and testimony by appropriate representative os 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 a and agreed upon the following Findings of Fact by majority vote:

1. That the subject property is located on Woonsocket Assessor's Plat 112, Lot 4 on 432 Providence Street.
2. That the subject property consists of 0.33 acres and will be subdivided into two lots for residential use.
3. Woonsocket Assessor's Plat 11, lot 4 is zoned Residential-3 [R-4] under the Zoning Ordinance of the City of Woonsocket, Rhode Island enacted December 19, 1995, Amended as of November 17, 2017, [hereinafter referred to as the Zoning Ordinance] which is described as follows: 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.
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 has satisfactorily addressed the issues where there may have been inconsistencies. The properties consisting of Woonsocket Assessor's Plat 11, Lot 4 is shown as Residential-Medium Density on Pap 1-3 Future Land Use of the Woonsocket Comprehensive Plan, 2010 Update [hereinafter referred to as the "Comprehensive Plan."
5. That the Department of Zoning has reviewed the property, consisting of Woonsocket Assessor Plat 11, Lot 4, determined that the proposed lot labeled "Parcel A" will require zoning relief for its proposed minimum street frontage of 60.48 ft. per the provisions of *§7.2-Requirements of R-3 Districts of the Zoning Ordinance of the Woonsocket Zoning Ordinance*.

Chairman Finlay stated that paragraphs 6 thru 16 will be as stipulated.

- 17. No construction vehicles will be allowed to park on Jenckes Street.
- 18. Hours of work be be from 8:00 A.M. to 4:00 P.M., Monday thru Friday.
- 19. Final review after zoning will be done Administratively.

MOTION by Mr. Pratt, seconded by Mr. Crisafulli that the Petition for a Preliminary Plan Review of a Minor Land Development project proposed by the City of Woonsocket, Rhode Island, City Hall, 169 Main Street, Woonsocket, RI 02895, for property located at Woonsocket Assessor's Plat 11, lot 4 on 432 Providence Street be APPROVED.

VOTE ON THE MOTION:

Secretary Crisafulli	YES
Member Eappen	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 January 8, 2019, 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 Finlay, Chairman
Woonsocket Planning Board

Ian McElwee, Cit Planner
Administrative Officer

Dated: January 9, 2019

VI. Communications and Petitions

a. **2019-CP-01** - In Amendment of the Code of Ordinances, City of Woonsocket, Rhode Island Appendix C, Entitled "Zoning " Various Technical Changes

Mr. McElwee stated that the proposed Ordinance change is for two things: First, it would allow a Brewpub/Manufacturing (BM) license to be permitted by right within the Downtown Overlay District. Presently Brewpubs are allowed to exist and function, by right, but do not require a liquor license. He stated that this was somehow missed when Brewpub/Manufacturing was added to the Downtown Overlay District; this Amendment would correct that oversight. The

proposed Brewpub to be located on North Main Street will be able to access their liquor license. He noted that the liquor license is controlled by the State; the city is not involved in that process.

Mr. McElwee that there's additional legislation that's in the works at the State level to exempt the property from the 200 ft. minimum distance between a bar or brewpub and schools and churches. Mr. McElwee stated that the Brewpub would be located within 200 ft. of Harris Elementary School and two churches.

Mr. McElwee stated that the second thing this Ordinance would allow for pallet exchange facilities in MU-2 zones. He stated that currently this is not permitted in a MU-2 district but is permitted in a MU-, with MU-2 being more of an Industrial /Mixed-Use zone; MU-1 is more Mixed-Use/Commercial and Industrial. He stated that its a better fit for the Brewpub to be located in a MU-2 zone.

Chairman Finlay asked Mr. McElwee if the State would have an issue with the Brewpub's location in proximity to the elementary school. Mr. McElwee stated that General Assembly legislation for this bill is being sponsored by Woonsocket Senator Murray and Representative Morin. If approved the State would have the ability to issue a license.

Chairman Finay stated that this appear to be a two-step process, first the City Council must approve the proposed Amendment, and secondly the State must issue the liquor license. Mr. McElwee stated that the State approving the liquor license is separate and apart from allowing a Brewpub to be located in the Downtown Overlay District.

Chairman Finlay stated that the pallet exchange is merely to correct an inequity that currently exist.

Chairman Finlay read the Findings of Fact as follows:

That the subject matter was received by the Woonsocket City Council at their regular meeting on Monday, December 17, 2018, where it was received, placed on file, ordered advertised in accordance with R.I.G.L. 45-24-53 and 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 he Associate Director of the Rhode Island Department Of Administration; all of which was accomplished.

That the Woonsocket Planning Board received an explanation of the purpose and effect of the proposed ordinance titled above from the City Planner/Administrative Officer and the staff of the Department of Planning & Development at their regularly scheduled meeting on Tuesday, January 8, 2019.

That the City Planner/Administrative Officer and staff of the Department of Planning & Development will brief the Planning Board at the aforementioned meeting 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 November 17, 2017, as follows.

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

The Planning Board is convinced that the proposed addition of a Brewpub/Manufacturing (BM) license to the list of allowed liquor license in the Downtown Overlay District will not

cause an undue burden towards the general public. Businesses which require a BM license do not pose a greater threat to the public health, safety, and general welfare than businesses which require other liquor licenses currently allowed in the district. The Council also agrees that allowing pallet exchange businesses to operate in MU-2 (Mixed Use Commercial and Industrial) districts will also not endanger public health, safety, and general welfare as the business type is currently permitted in MU-1 (Mixed Use Residential and Commercial), I-1 (Light Industrial), and I-2 (Heavy Industrial) districts.

Chairman Finlay stated that the remaining paragraphs are as stipulated.

MOTION by Mr. Pratt, seconded by Mr. Eappen 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" Various Technical Changes*" is consistent with Woonsocket Comprehensive Plan Amendment 2012 and the General Purposes of Zoning Ordinances as contained in R.I.G.L. 45-24-30.

VOTE ON THE MOTION:

Member Eappen	YES
Member Pratt	YES
Secretary Crisafulli	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 January 8, 2019, a quorum being present throughout, in accordance with R.I.G.L. §45-24-52 and §17.2 of the Zoning Ordinance of the City of Woonsocket, RI, 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.

Certified:

Kenneth Finlay, Chairman
Woonsocket Planning Board

Ian McElwee, City Planner
Administrative Officer

Dated: January 9, 2019

VII. Administrative Officer's Report

_____ Mr. McElwee stated that he's have been working on the City's Capital Improvement Plan, he's sent out proposal requests to department heads. He's hopeful that he will have the report ready for the board to review and a public hearing this spring.

Mr. McElwee noted that he has begun the process of updating the City's Comprehensive Plan.

Mr. McElwee also noted that he's been working on a number of ongoing projects: finishing up the Community Development Block Grant application for next year. He's working on a Brownfields Grant for a community-wide assessment (targeting the River Street Corridor) from Fairmount Street up to the Woonsocket/Massachusetts border.

VIII. Next Meeting

Scheduled for Tuesday, February 5, 2019 at 6:00 P.M. in Harris Hall.

Adjournment

There being no further business lawfully before the PLanning Board at this time, a MOTION was made by Mr. , seconded by Mr. to adjourn. The MOTION carried, the meeting adjourned at 7:05 P.M.

Respectfully submitted,

Pauline Washington
Recording Secretary

City of Woonsocket, Rhode Island
Combined Meeting of the River Corridor Overlay Commission and the
Design Review Commission

Tuesday, January 8, 2019, 6:00 P.M.
Harris Hall, 3rd Floor of Woonsocket City Hall
169 Main Street, Woonsocket, RI 02895

Present: Kenneth A. Finlay, Chairman
Stephen R. Crisafulli, Secretary
Roji Eappen, Member
Jonathan R. Pratt, P.E., Member Ex-Officio

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

Excused: Steve Lima

I. Call to Order

Chairman Finlay called the meeting to order at approximately 7:05 P.M.

II. Attendance Review

Attendance was taken by Chairman Finlay that identified the above members as present.

III. New Matters

- a. **2019 - DR - 01 and 2019-RC-01** Design and River Corridor Overlay Review of 68 South Main Street and Island Place owned by ArTech HUB, LLC and NeighborWorks Blackstone River Valley

Joseph F. Garlick, Executive Director, NeighborWorks Blackstone River Valley, and John O’Heare, O’Heare Associates, Architect, represented the application.

Mr. O’Heare displayed several drawings of the proposed development for the board’s review. He began by indicating various establishments located within close vicinity of the ArTech: River Falls Restaurant, the Museum of Work & Culture, the Bike Path, Main Street, and the Blackstone River to the rear of the property; all great draws for the area. Additionally, Mr. O’Heare noted the adjacent building, 40 South Main Street, which NeighborWorks turned into a culinary center/art center with six residential units located on the second floor.

Mr. O’Heare stated that NeighborWorks’ proposal is to complete that area, complete the district by creating a live/work space (*flexible work space*). The proposal involves the two large mill buildings (15 Island Place and 68 South Main Street) that are joined by a walkway or connection above. With these properties comes the land area near it, and parking all the way to River Island Park. Mr. O’Heare stated that the idea is to integrate all these entities: the Farmers Market, the recently installed Bread Oven, and 40 South Main Street that connects to River Island Park.

Mr. O’Heare noted that Building #1 is located closest to the street, Building #2 is tucked back somewhat. The ground floor of the two buildings would be designated as flexible work space, i.e., incubator office space, writers studio, artist studio, a whole host of different uses in these flexible work spaces. He stated that both buildings are just above grade with the

exception of a small area of steps. An old boiler house is located on the property that will be converted into a community room.

Mr. O'Hearne noted that this project was submitted to and approved by the Historic Preservation Commission for their Tax Credit program, therefore all of the renovations would be in strict accordance with their guidelines; one of which is that we must rebuild the second floor of the boiler house.

Regarding the building closest to the street, Mr. O'Hearne stated that the first floor would be designated as '*flexible work space*' and the second floor would be residential use. The residential spaces would be a combination of one-bedroom apartments and a few studio apartments. The building would consist of 34 one-bedroom units and 12 studio apartments, for a total of 46 units - a micro-loft type of concept which people are looking for today. The building would have a central corridor with a beautiful existing stairway (within the brick tower) that would remain and be restored. Modern stairs will be added at both ends of the building.

Mr. O'Hearne stated that the same would apply to Building #1, with residential units and modern fire stairs; the connection would remain between the two buildings. The fourth floor would also house residential units.

Mr. O'Hearne noted that the Blackstone River and waterfall are simply beautiful backdrops for the buildings and area.

Mr. O'Hearne noted that some pieces of the buildings will be removed, i.e., a vinyl/wood piece that was added later will be removed, loading dock area located in front of one of the buildings, and a small steel frame located to the back of the building will also be removed.

Mr. O'Hearne stated that the buildings are pretty unsightly at this time due to deterioration and neglect, but the idea is to bring the buildings back to their original glory. He noted that the loading dock in front of Building #2 will be demolished to allow for landscaping and greenery; parking was kicked back somewhat to continue the green space between Building #2 and 15 Island Place to River Island Park. Additional trees and landscaping will be added.

Mr. O'Hearne stated that Island Place would have 12 one-bedroom units; a simple floor plan with working spaces located on the ground level.

Mr. O'Hearne also noted that greenspace would be located along the river for the enjoyment of the residents.

Mr. O'Hearne stated that the Civil Engineer has the drainage plan worked out in terms of the rain gardens and bioswales; not sure what system he's using. He noted that there would be sufficient parking, sidewalks will be widened, and additional landscaping. The area between Building #1 and Building #2 would be opened up to include a nice, new area, mostly hardscape. He stated that a few one-story block buildings located in that area as well as a large concrete loading dock would be demolished.

Mr. O'Hearne stated that the units are intended to be a live/work unit with a flexible floor plan. He noted that units are very similar in both buildings; Building #2 is more of a heavy, full masonry building, built mostly of stone with thick walls and less windows due to the time of construction.

Chairman Finlay asked if the rooftops would be accessible. Mr. O'Hearne replied accessible for maintenance purposes only. He also stated that some condensers maybe located on top of Building #2; the other buildings are too visible or historic, condensers would be ground mounted.

Chairman Finlay asked what heating method is being proposed. Mr. O'Hearne stated that they're still in the process of deciding - they're looking at the efficient mini split systems.

Chairman Finlay asked Mr. O'Hearne if the parking designation will be one space per unit. Mr. McElwee stated that the parking designation is one space per unit due to the lot's Main Street Overlay District designation. Mr. O'Hearne noted that 58 parking spaces are required, 69 spaces are proposed. The parking spaces go all the way up to River Island Park's concession stand. Mr. Eappen asked if the parking lot would be paved. Mr. O'Hearne replied yes.

Chairman Finlay asked if a structural survey was done on the building since the previous tenants vacated. Mr. O'Hearne stated that the previous tenants left because the roof was leaking and there were electrical issues. He stated that NeighborWorks has provided a brand new transformer for the building and the roof has been redone; structurally the buildings look really good. He stated that a structural engineer inspected the building and a follow up inspection is planned (the engineer is very thorough). Mr. O'Hearne stated that he will provide a full report from the structural engineer.

Chairman Finlay asked if the buildings will be handicap accessible. Mr. O'Hearne stated that all of the units in Buildings #1 and #2 will be Type B adaptable ADA units, meeting that criteria. He noted that there will be a certain number of accessible units, as required by code. He noted that some of the units are larger (700 sq. ft.) than others. He also stated that some of the units are about 20% larger than a typical handicap/elderly high rise type complex. Several of the units are fully accessible with grab bars, etc. The building that's not handicap accessible is the stone mill, but it will only have 12 units. There will be full elevator service to Buildings #1 & #2; a brand new elevator meeting handicap accessible code.

Chairman Finlay asked if NeighborWorks undertook a survey for occupancy purposes. Mr. Garlick stated that NeighborWorks currently has a waiting list of 300 people for one-bedroom apartments. He noted that there's a big demand for small units.

Regarding the commercial use, Chairman Finlay asked what types of business are targeted. Mr. O'Hearne stated mom & pop businesses, i.e., pottery, one-man furniture maker, etc.

Mr. Eappen asked do we expect a lot of events in this area, and if so, what do we do about public parking. Mr. Garlick stated that events are not planned for this development, however NeighborWorks event parking is located at 40 South Main Street.

Mr. Eappen asked what's being proposed for trash removal. Mr. O'Hearne stated that one dumpster will be located at Island Place between Buildings #1 & #2, two more will be strategically located to serve the buildings.

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 combined Woonsocket Design Review and River Corridor Overlay District, upon

careful deliberation and in accordance with the provisions of R.I.G.L. §45-23-60. *Procedures - Required Findings*, has arrived at an agreed upon the following Findings Of Fact by majority vote:

- (1) That the subject property is located on Woonsocket Assessor's Plat 14, Lots 144, 371 and 387.
- (2) Woonsocket Assessor's Plat 14, lots 144, 371 and 387 is zoned Mixed-Use 2 [Mu-2] under the Zoning Ordinance of the City of Woonsocket, Rhode Island Enacted December 19, 1995, Amended as of November 17, 2017 [hereinafter referred to as the Zoning Ordinance] which is described as follows: MU-2 Mixed use Industrial/Commercial District, primarily for the conduct of manufacturing and other industrial uses which do not involve excessive smoke, odor, or noise; and/or the conduct of retail trade, administrative and professional services and service to the general public.
- (3) Woonsocket Assessor's Plat 14, lots 144, 371 & 87 are also zoned within the Downtown Overlay District which permits livework under 12.5-1 Permitted Uses and 12.6 Live-Work Units which states in 12.6-1 that "Live-Work Units are permitted in all commercial and manufacturing zones, or in specific properties in residential zones approved by the City Council by resolution.
- (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.

Chairman Finlay stated that the remaining paragraphs 5 thru 18 are as stipulated.

MOTION by Mr. Pratt, seconded by Mr. Crisafulli that the Petition for a Design and River Corridor Overlay District review by the City of Woonsocket, Rhode Island, City Hall, 169 Main Street, Woonsocket, RI 02895 for property located at Woonsocket Assessor's Plat 14, Lots 144, 371 and 387, 68 South Main Street, and Island Place be APPROVED.

VOTE ON THE MOTION:

Secretary Crisafulli	YES
Member Eappen	YES
Member Pratt	YES
Chairman Finlay	YES

CERTIFICATION:

This is to certify that the above statement of Findings of Fact & Decision reflects the action of the Woonsocket Design Review and River Corridor Overlay District Commission at their regularly scheduled meeting of January 9, 2019, 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 Finlay, Chairman
Woonsocket Planning Board

Ian McElwee, City Planner
Administrative Officer

Dated: January 9, 2019

IV. Adjournment

There being no further business lawfully before the PLanning Board at this time, a MOTION was made by Mr.Crisafulli, seconded by Mr. Eappen to adjourn. The MOTION carried, the meeting adjourned at 7:55 P.M

Respectfully submitted,

Pauline Washington
Recording Secretary