

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

Tuesday, September 4, 2018
Harris Hall, 2nd Floor of Woonsocket City Hall
169 Main Street, Woonsocket, RI 02895

Present: Kenneth A. Finlay, Chairman
Rebecca Capwell, Vice-chairman
Jonathan R Pratt, P.E., Member Ex-officio
Roji J. Eappen

Absent: Stephen R. Crisafulli, Secretary

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

I. Call to Order

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

II. Attendance Review

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

Mr. Crisafulli was absent.

III. Approval/Correction of Minutes

- Regular Meeting of **April 3, 2018** - MOTION by Member Pratt, seconded by Vice-chairman Capwell to approve the April 3, 2018 minutes. The MOTION carried
- Design Review Minutes of **April 3, 2018** - MOTION by Member Pratt, seconded by Vice-chairman Capwell to approve the April 3, 2018 minutes. The MOTION carried.
- Regular meeting of **July 10, 2018** - MOTION by Vice-chairman Capwell, seconded by Member Eappen to TABLE the July 10, 2018 minutes until the October 2, 2018 meeting. The MOTION carried.
- Regular meeting of **August 7, 2017** - MOTION by Member Eappen, seconded by Vice-chairman Capwell to approve the August 7, 2018 minutes. The MOTION carried.

IV. **2018-MN-02 - Combined Preliminary and Final Plan Review** for the Minor Subdivision/Minor Land Development of 64 Roberge Avenue owned by Sequel Realty, LLC (Woonsocket Assessor's Plat 24, Lot 274)

Rob Grace, P.O. Box 415688, Providence, RI represented the above-referenced application. Mr. Grace stated that this is a fairly simple project - the lot in question is basically a large lot that he would like to subdivide into two for the purpose of a second buildable lot. He noted that a two-family home is currently located on the lot. Mr. Grace stated that he would keep about ½ acre for the existing property and use the remaining property as a second buildable lot.

Vice-chairman Capwell asked if the proposed home single-family or multi-family. Mr. Grace stated that he's undecided at this time, the lot conforms to both uses with about 80 feet of frontage, and also meets the square footage requirement for both. He noted however that he's leaning towards a single-family home.

Member Eappen asked why the deed description does not match the plan's description; it was suggested that the deed description was wrong, but has since been corrected. Mr. McElwee stated that an updated deed description was approved by Scott Sandford of the City's Engineering Division on August 3, 2018.

Member Pratt asked Mr. Grace if he planned to connect to city water. Mr. Grace replied yes, an easement is located to the rear of the existing property that connects to city water, which he feels is the best option. Mr. Grace also acknowledged that a sewer line exists in Roberge Avenue that he plans to connect to.

Chairman Finlay questioned the use of an area that he considered to be a 'large gully'. Mr. Grace noted that the area in question does drop off somewhat from the street, but the area would be perfect for a "walkout basement".

Chairman Finlay asked Mr. Grace if he planned to keep the existing stone retaining wall located on the property. Mr. Grace stated that the stone wall would likely stay, it extends about 80 to 100 ft. deep into the lot and would probably be located in the backyard of the property.

Chairman Finlay asked Mr. Grace if he own 64 Roberge Avenue. Mr. Grace replied yes; Sequel Realty is the LLC he established for this project. Mr. Grace stated that the original lot size was 1.17 acres, he split off about 11,400 sq. ft. to the adjacent neighbor, leaving about .9 acres that will be subdivided into lots pending Planning Board approval tonight.

Chairman Finlay asked Mr. McElwee if the existing garage allowed a 5 ft. setback. Mr. McElwee replied yes.

Member Eappen asked if this application had received zoning board approval, and if the applicant is current on real estate taxes. Mr. McElwee stated that this application did not require zoning board approval, and as of August 21, 2018 the owner is current on real estate taxes.

Member Eappen noted that the board is certifying that there are no wetlands on this property, and that the property is located outside the 100-year Flood Zone. Mr. McElwee replied yes, this information was confirmed using GIS. He stated that the properties located to the south and east contains a small amount of wetlands but nothing located on this property (lot 274).

Chairman Finlay acknowledged that no member of the public wished to speak before the board at this time. The public hearing closed.

MOTON by Vice-chairman Capwell, seconded by Member Eappen that the Petition for a Combined Preliminary and Final Plan Review of a Minor Land Development Project proposed

by the City of Woonsocket, RI, City Hall, 169 Main Street, Woonsocket, RI 02895, for property located at Woonsocket Assessor's Plat 24, lot 274 on 64 Roberge Avenue be APPROVED.

Chairman Finlay read the findings of facts 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 24, lot 274 on 64 Roberge Avenue.
2. That the subject property consists of 0.90 acres and will be subdivided into two lots for residential use.
3. Woonsocket Assessor's Plat 24, lot 274 is zoned Residential-3 [R-3] under the zoning Ordinance of the City of Woonsocket, Rhode Island enacted December 19, 1995, Amended 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 satisfactorily addressed the issues where there may have been inconsistencies. The properties consisting of Woonsocket Assessor's Plat 24, lot 274 is shown as Residential-Medium Density on Map I-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's Plat 24, lot 274, determined that the proposed two lots will have adequate and permanent physical access to a public street, meet the square foot requirements, and that the sites will be consistent with the provisions of §7.2- *Requirements of the R-3 Districts of the Zoning Ordinance of the Woonsocket Zoning Ordinance*.
6. Woonsocket Assessor's Plat 24, lot 274 is current in the payment of real estate taxes and other charges as of August 21, 2018, as certified by the City Treasurer of the City of Woonsocket.

Chairman Finlay stated that paragraphs 7 thru 16 would be stipulated as printed for the record.

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:

VOTE ON THE MOTION

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

Certification

This is to certify that the above statement of Findings of Facts reflects the action of the Woonsocket Planning Board at their regularly scheduled meeting of September 4, 2018, a quorum being present throughout, in accordance with the *Subdivision & Land Development Regulations of the City of Woonsocket, Rhode Island, As Amended*. This is true and accurate recording of such action and is intended to be a part of the official records of the Woonsocket Planning Board and duly recorded in the Land Evidence Office of the Woonsocket City Clerk as attested hereinafter.

Certified:

Kenneth Finlay, Chairman Woonsocket Planning Board	Ian McElwee, City Planner Administrative Officer
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Dated: September 4, 2018

V. **Administrative Officer's Report**

Mr. McElwee stated that the only Administrative Subdivision application we had for the past month was for 64-92 Roberge Avenue.

There were two Administrative Design Review applications: one for signage at 1900 Diamond Hill Road (Ocean State Job Lot), to place a lighted sign on the side of the building as well as a marquee sign next to the road. The application was APPROVED. The second application was a sign for 40 South Main Street (near Museum of Work & Culture), an LED sign out front that conform to signage regulations that will showcase various events taking place at the venue. He noted that NeighborWorks submitted the official application. This application was also APPROVED

Mr. McElwee noted that three performance bonds were issued the past month for Sapphire Estates and previously approved by the Planning Board. Phase I was a cost estimated provided that they provided us and assessed at \$737,000, of which they have submitted the official bond of \$500,000, the rest will be submitted as needed. Mr. McElwee

stayed that we also have a bond for the Sunset Estates Subdivision that was approved last month by the board in the amount of \$238,214 .

Mr. McElwee stated that he's also been working on a number of funding grants - one in particular was submitted to RI Department of Commerce for property located on River Street (Ally's Pub). The property would be utilized as a park as well as a dock area for the Blackstone Riverboat Tours. This type of development would bring residents and visitors close to the Main Street downtown area, especially as the Bikeway will be connecting to the this area. He also stated that we're looking to getting a grant from RIDOT to perform public improvements along Main Street (repaving, adding pedestrian crosswalk bump outs) to provide more safety and security for pedestrians and bikers along Main Street from Market Square up to the top of the Main Street Overlay District.

Mr. McEwee stated that we had discussed rescheduling the November 6, 2018 meeting due to City Hall being closed due to mid-term election. The meeting was rescheduled to **Monday, November 5, 2018.**

VI. Next Meeting

Scheduled for Tuesday, October 2, 2018 @ 6:00 P.M.

VII Adjournment

There being no further business lawfully before the Planning Board at this time, a MOTION was made by Vice-chairman Capwell, seconded by Member Eappen to adjourn. The MOTION carried, the meeting adjourned at 6:30 P.M.

Respectfully submitted,

Pauline Washington
Recording Secretary