



PLANNING BOARD MINUTES March 11, 2020

Call to order

Chairman Peter Iacobucci called the meeting to order at 6:00 pm, led a Pledge of Allegiance to the Flag, and called the roll. Present: Peter Iacobucci (Chair), Shane Piche, Wendy Regan, Warren Riccitelli, Justin Conrad, and Nancy Serabian. Absent: Henry Riccitelli. Also present: Kelley Morris Salvatore, Counsel to the Planning Board, and Brent Wiegand, Town Planner.

1. Approval of minutes

Chairman Iacobucci called for a motion to approve the minutes of February 12, 2020. A motion was made by Ms. Regan and seconded by Mrs. Serabian. There was no further discussion and the motion was approved unanimously.

2. Moving of Agenda item

Chairman Iacobucci called for a motion to move agenda item 4 (Masterplan 41-43 Marconi Street) to be the second item on the agenda due to time conflicts with the Town Solicitor.

3. Master Plan- 41-43 Marconi Street

The applicant did not provide any new information since the February 12 meeting. With no information to consider Chairman Iacobucci requested a motion to close the public hearing. A motion was made by Mrs. Regan, and seconded by Mr. Riccitelli. The motion passed unanimously.

Attorney John Mcgreen appeared on behalf of the applicant. Attorney McGreen stated that he and the applicant held a meeting with the abutting residents of the property at 41-43 Marconi Street like the Planning Board had suggested in the February 12 2020 Planning Board meeting. 15 abutting neighbors attended the meeting and provide feedback on the plan, specifically regarding fencing, gates, vegetation and general beautification of the site. Mr. Mcgreen explained that the neighbors would prefer open space to remain at the end of their dead end street. Mr. Mcgreen stated that the applicant has a right to build on the site as it is considered a developable piece of property and no matter what something would be constructed there, even if it is not the plan that has been submitted. Mr. Mcgreen said that neighbors understood that he has property rights and is legally permitted to build on the site, however they wanted to see the beautification aspects incorporated into the plan to alleviate the negative visual impact on the street.

Michael Carnevale, the Town Building Inspector appeared before the board to explain that there are existing drainage issues along Tyler and Marconi Street that will remain if this rendition of the plan is not approved. He said that that the developer's alternative plan which could potentially be approved by the Zoning Board would be fewer units which would not

require the drainage remediation. Mr. Carnevale explained that developers are required to install the proper drainage infrastructure for no net increase in water runoff leaving the property. In his experience, the proper drainage could solve the issue of the ground water seeping through the ground, flooding the road way, and creating ice during the winter and he used . Mr. Carnevale used his Official capacity, to recommend Planning Board approval for the project, as it will be beneficial to the surrounding area as far as drainage and traffic circulation is concerned and a denial would be detrimental to the neighborhood.

Mrs. Regan asked if the Town Council has the ability to approve the road abandonment, regardless of what the Planning Board recommendation is, in which Mrs. Morris responded that the Board recommendation can be overridden by the Town Council. Mr. Mcgreen Contended that he could go to the Zoning Board and they would most likely approve the project as it relates to the Zoning Ordinance, and if he got denied at the Zoning stage, he could file an appeal in Superior Court who would approve the application since this project is permitted by right.

A motion to deny the abandonment of the portion of Tyler and Lombard Street, was made by Mr. Piche, and seconded by Mr. Riccitelli This motion failed with 2 positive votes (Piche, Riccitelli) 3 negative votes (Regan, Iacobucci, Conrad) and 1 member abstaining (Serabian). The Planning Board forwarded the application to the Town Council with no recommendation.

Mr. Piche stated that he would like to see the roads built according to the comprehensive master plan as he believes there is future value of this land area for potential road construction. Mrs. Regan asked Mr. Carinvale what the feasibility that the town council will finish this road. Mr. Carnivale responded that the town will most likely never construct a road there since there is no reason to, and in turn the paper street will be left in the existing condition with the existing issues. Mr. McGreen expanded on Mr. Carnivale's point that the road cannot be constructed to the Zoning ordinance standards because grading on the lot would not make this feasible. He went on to state that the only access would be through the applicants property.

After voting for no recommendation to the Town Council, Mr. Mcgreen requested that the board make a decision either positive or negative with the finding that there is or isn't a usable life of the roads. Mrs. Morris responded by saying that one of the Board members abstained because she did not feel comfortable and asked Mr. McGreen if he wanted to continue the hearing until the new board members feel comfortable voting, in which Mr. McGreen responded that they are already scheduled on the Town Council Agenda next month and would like a decision for that.

Chairman Iacobucci called for a motion on the Masterplan. Mr. Piche made the motion to deny the Masterplan because it does not comply with the Comprehensive Masterplan. The motion was seconded by Mr. Riccitelli. This motion failed with 2 positive votes (Piche, Riccitelli) 4 negative votes (Regan, Iacobucci, Conrad, Serabian).

A motion to approve the Masterplan, eliminating condition 3 (requiring abandonment of the roads) was made Mrs. Regan, seconded by Mr. Conrad. This motion passed with 4 positive votes (Regan, Serabian, Iacobucci, Conrad) and 3 Negative votes (Piche, Riccitelli).

4. Community Development Block Grants

Town Planner Mr. Wiegand explained that the Town is required to open up the Application period to apply for Community Development Block Grants. Dean Martilli, the current supervisor of the CBDG program approached the podium and further explained that these funds can be applied for projects that benefit Low to Moderate Income residents. He stated that in the past several non profits in the community have received money through the program. This program will also provide funding for the lead pipe remediation program which has been ongoing for several years.

At this point Chairman Iacobucci opened the Public Hearing. No residents attended to speak in favor or against the program and the public hearing was closed.

5. Public hearing on Draft North Providence Capital Improvement Program for 2021-2025

The Chairman explained that he had reviewed the program and not much has changed since previous years. The board discussed the proposed budget and did not identify any planning related costs.

6. Administrative Report

During the Administrative report Mr. Wiegand formerly introduced himself to the Board, stating that he is looking forward to working with the group in the future.

A motion to adjourn was made by Mrs. Regan, and seconded by Mr. Piche. This motion was unanimously approved.

Meeting adjourned 6:35Pm

Town of North Providence, Rhode Island
North Providence Planning Board
Application for Review Under The
Land Development & Subdivision Regulations

MINOR LAND DEVELOPMENT PROJECT -PRELIMINARY STAGE

The undersigned subdivider hereby requests to be placed on the agenda of the North Providence Planning Board and states that the required information detailed in the Subdivision Regulations of the Town of North Providence will be presented at the designated Board Meeting.

Town Land Trust of North Providence
 is hereby designated as the person to whom legal process may be served in connection with any proceedings arising out of this application. I/We also certify that the undersigned is the owner of record of the property designated below.

1. 7 Adams Lane Conservation subdivision 20 637
 Name of Subdivision Plat # Lot #

3. 134,500 sqft 1 4. 114, 20 7 adams lane
 Lot Size # of Lots Frontage Street Name

5. RG 6. Town of North Providence
 Zoning Design Subdivider (Title)

7. 2000 Smith Street
 Subdivider's Address

8. Names & Addresses of all persons with 10% or more interest.

North Providence RI 02911
 City, State, Zip Code

Louanne Fox (owner)

(401) 787-6878
 Telephone # Subdivider

Octeau Bella B Life Estate

Butt
 Signature Subdivider

North Providence Land Trust

9. Name of Land surveyor or Professional Engineer Marsh and Long

Address: 450 George Washington Highway License # 1930

City, State, and Zip Code: Smithfield Rhode Island 02917

Telephone # (401) 231-0900 Fax # _____

Attorney/Representative: _____

Address: _____

Telephone # _____

Fax # _____

NOTES:

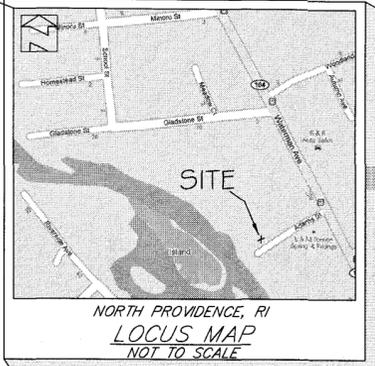
- PORTIONS OF THIS PARCEL MAY WITHIN ZONE X AND ZONE AE FOUND ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 44007C0301H EFFECTIVE DATE: 10/2/2015. ZONE X= AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. ZONE AE = BASE FLOOD ELEVATIONS DETERMINED.
- HORIZONTAL DATA ON THIS PLAN WAS OBTAINED BY FIELD SURVEY.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AP 20 LOT 637 INTO 2 LOTS.
- A SURVEY CLOSURE LINE IS AN ARBITRARY LINE USED FOR MATHEMATICAL CLOSURE PURPOSES. IT IS NOT MEANT TO REPRESENT ANY PROPERTY LINE.

REFERENCE PLANS:

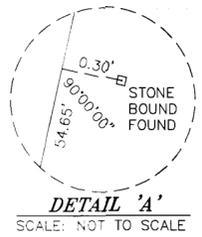
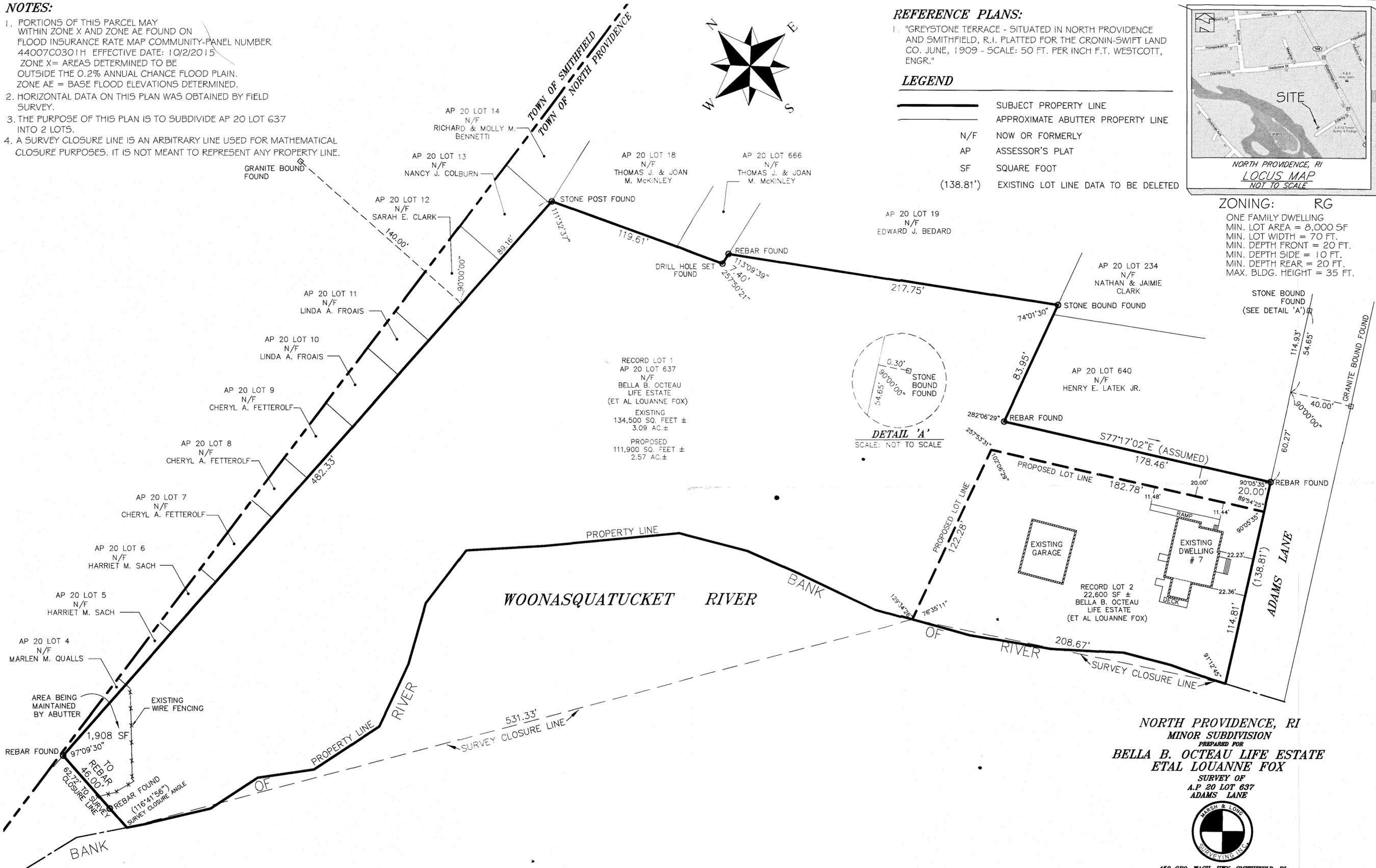
- "GREYSTONE TERRACE - SITUATED IN NORTH PROVIDENCE AND SMITHFIELD, R.I. PLATTED FOR THE CRONIN-SWIFT LAND CO. JUNE, 1909 - SCALE: 50 FT. PER INCH F.T. WESTCOTT, ENGR."

LEGEND

- SUBJECT PROPERTY LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- N/F NOW OR FORMERLY
- AP ASSESSOR'S PLAT
- SF SQUARE FOOT
- (138.81') EXISTING LOT LINE DATA TO BE DELETED

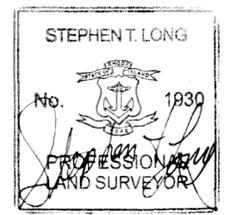


ZONING: RG
 ONE FAMILY DWELLING
 MIN. LOT AREA = 8,000 SF
 MIN. LOT WIDTH = 70 FT.
 MIN. DEPTH FRONT = 20 FT.
 MIN. DEPTH SIDE = 10 FT.
 MIN. DEPTH REAR = 20 FT.
 MAX. BLDG. HEIGHT = 35 FT.



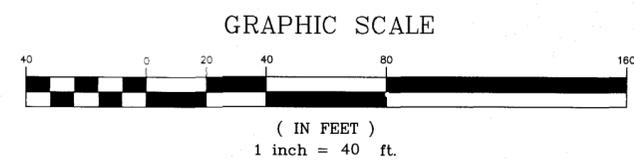
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE, JANUARY 2016. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
 MINOR SUBDIVISION
 LIMITED CONTENT BOUNDARY SURVEY- MEASUREMENT SPECIFICATION - 1

BY: *Stephen T. Long*
 STEPHEN T. LONG, NO. 1930
 C.O.A. LS-A538



NORTH PROVIDENCE, RI
 MINOR SUBDIVISION
 PREPARED FOR
BELLA B. OCTEAU LIFE ESTATE
ET AL LOUANNE FOX
 SURVEY OF
 A.P. 20 LOT 637
 ADAMS LANE

450 GEO. WASH. HWY. SMITHFIELD, RI
 (401) 831-0900
 ZONE: RG
FEBRUARY 14, 2019



NO.	DATE	DESCRIPTION	BY

THIS PLAN TO BE INDEXED BY THE FOLLOWING:
 ADAMS LANE

G:\CARLSON PROJECTS\2010\10021OCTEAUADAMS.dwg, 3/5/2019 12:54:31 PM, KIP 770K

**TOWN OF
NORTH PROVIDENCE**

DEPARTMENT OF PLANNING
AND ZONING



**STATE OF
RHODE ISLAND**

CHARLES LOMBARDI
Mayor

Date: December 11, 2019

To: North Providence Planning Board
From: Brent Wiegand; Town Planner

Re: Preliminary Plan of Development – 7 Adams Lane

Background This is an application for Preliminary Plan approval for a proposed 2 lot subdivision at 7 Adams Lane, Plat 20 Lot 637. The property consists of 134,500 square feet (3.09 acres) of land in a Residential General (RG) Zoning District. The applicant is the Town of North Providence located at 2000 Smith Street, North Providence, RI. The Owner of this Property is Bella B. Oceau Life Estate being represented by Louanne Fox. Once Subdivided the Town Land Trust will purchase the Larger lot (lot 1) with a combination of DEM Open Space Grants and Land Trust Funds. Once purchased the Land Trust will put a conservation easement on the property to be used by the public. The smaller lot (lot 2) will remain as a residential lot with no new plans for development. A 20' easement will be deeded for access to the garage on the residential lot (lot 2) along the narrow road access of the Conservation lot (lot 1).

Comprehensive Plan- The North Providence Comprehensive Plan describes the neighborhood as follows:

“Greystone has historically been more industrial than commercial and still has the aura of a mill village. However, with the recent conversion of the mill to residences, residential uses now dominate this neighborhood. Outside of the mill village, the majority of the residential development is single family homes in older subdivisions on relatively large lots. Commercial uses encompass only a small amount of the surface area. The existing land use patterns in this area are quite diversified in nature. The area contains a variety of residential uses, industry, open space, and business.”

The Future Land Use Plan designates the subject property for high density residential uses. Table LU-3, Page 25, defines “high density” residential as 7 dwelling units per acre. This project is proposing to maintain .32 dwelling units per acre. This subdivision proposes no new development.

- **Action NR 8:** Establish a local Woonasquatucket River Corridor Committee to work with the Woonasquatucket River Watershed Council and help promote the protection and improvement of the river in North Providence.

The Future Natural Resources Plan within the Comprehensive Plan prioritizes promotion, protection, and improvement to the Watershed. The Future Natural Resources Plan states the purpose for creating the committee is

“to help promote the protection and improvement of this important and historically significant water body. Responsibilities to include: review of Federal and State permits for discharge and construction within corridor; procurement of grants to formulate a

water quality monitoring program; and, establish a citizens awareness (educational) program, identification of recreational opportunities and potential open space acquisition”

The subdivision of this land for acquisition by the Town Land Trust appears to accomplish the overall goal of the proposed committee, by preserving open space along the Woonasquatucket river while maintaining the same density and adding valuable open space for the surrounding neighborhoods to utilize.

Zoning-

Section 101 Statement and Purpose- Item E states “To provide for the protection of the natural, historic, cultural, and scenic character of the Town or areas therein”. Item F states “To provide for the preservation and promotion of the open space and recreation resources of the Town”.

All subdivided lots must meet the Dimensional Regulations for the underlying Zoning District. Under Section 806c (Administrative Modifications) of the Zoning Ordinance, “The Zoning Enforcement Officer may grant dimensional modifications for building setbacks and lot widths only up to, but not to exceed, the following:

Building Setbacks and Lot Width Modifications

Zoning District	Front Yard	Rear Yard	Side Yard	Lot Width
Residential Zones				
RS12 & 8	5 feet	5 feet	2.5 feet	10 feet
RL10 & 13	5 feet	5 feet	2.5 feet	10 feet
RG	5 feet	5 feet	2.5 feet	10 feet
Commercial Zones				
CP	3.5 feet	3.5 feet	3.5 feet	-----
CV	3.5 feet	3.5 feet	3.5 feet	-----
CG	3.5 feet	3.5 feet	3.5 feet	-----
Manufacturing Zones				
ML	3.5 feet	7 feet	3.5 feet	-----
MG	6 feet	8 feet	6 feet	-----

The Subdivision requires a waiver from the lot width Dimensional Regulations, which according to the above table from section 806c of the Zoning Ordinance is permitted down to 10 feet.

Recommendation

We recommend the following findings:

1. The proposed Preliminary Plan would result in a housing density under the number of dwelling units per acre recommended by the Comprehensive Plan.
2. The proposed Preliminary Plan would comply with the town’s land development regulations.
3. The proposed preliminary plan would result in an increase of Town owned conservation space along the Woonasquatucket River in accordance with the Comprehensive Plan.

MOTION:

That the Board make the findings as recommended by the Administrator and approve the proposed Master Plan of Development on the conditions that:

1. That the Conservation lot (lot 1) is acquired by the North Providence Land Trust for public conservation space.
2. That a Conservation Easement be deeded to the conservation lot (lot 1) upon subdivision approval.
3. That Subdivision approval is contingent to a waiver of the Dimensional Regulations by the Zoning Official.

MOTION: That the Planning Board approve the preliminary plan for subdivision into 2 parcels:
[would be] consistent with the Comprehensive Plan (because the subdivision would add to the Towns
Stock of Open space, would protect the Woonasquatucket Watershed with no negative impact to the
neighborhood)

OR

[would not be] consistent with the Comprehensive Plan.