

TOWN OF BARRINGTON

PLANNING BOARD

Minutes of the July 10, 2012 Meeting

7:00 p.m., Town Council Chamber

Open Meeting

The meeting was called to order at 7:08 p.m.

Present: Michael McCormick – Chairman, Edgar Adams, Paul Dulchinos, Christine O’Grady, Seth Milman, Jean Robertson, Ann Strong and Lawrence Trim

Also Present: Solicitor Andrew Teitz, Town Council Liaison Kate Weymouth and Secretary

Valerie Carroll. Town Planner Philip Hervey arrived at 8:38 p.m.

Absent: Michael Carroll

Consent Agenda

Ms. Strong moved to approve the consent agenda, which included the following items:

ٸ Approve Minutes: June 5, 2012 Regular Business Meeting as written. Mr. Milman seconded the motion and it carried unanimously (8-0).

Public Hearings

Continuation of Public Informational Meeting: “The Residences at the Preserve” (George Street) Comprehensive Permit / Master Plan

Application

Assessor's Plat 37, Lot 3A

William Landry, attorney for the applicant, began his presentation by noting that while the Board has recommended peer review for the proposal, he does not feel it is necessary at this time as no engineering has been done and the application is not a subdivision request.

Via correspondence with Solicitor Teitz, Mr. Landry called into question which version of the Comprehensive Plan should be applied for consideration of this application, the 2009 update, or the updated plan adopted by Town Council. Mr. Teitz concluded that both should be taken into consideration during review of this project.

Mr. Landry said that the Town needs this project because Barrington is lacking in the 10% Low/Moderate Income (LMI) goal set forth by the state. The Board countered that while there is a shortfall, as part of the implementation of the Comp Plan the Town is actively working towards that goal and have made substantial progress.

Mr. Landry said that the proposal is not seeking the maximum allowable bonus, and the landscape and architecture has been designed to enhance the neighborhood. He also noted that originally they had proposed 27 units; after meeting with the Technical Review Committee, they have reduced the proposal to 24 units, with 6 of those units to be LMI units.

Scott Morehead, project engineer, reviewed the yield plan. He stated that if this had been a conventional development they could create four housing units and one LMI unit and there would have been a need to extend Rainer Road in order to have frontage for the lots.

John O'Hern, project architect, reviewed the design plan. They are proposing four buildings; each building would contain six units. The end units would be one-bedroom homes and the middle units would be townhouse style two-bedroom units. All building would be designed with a natural color scheme as well as design elements to create architectural interest. Each until will also have a one-car garage. The basements will not be finished, nor will basement walkouts be available.

Several abutters spoke in opposition to the application, noting concerns with the density of the proposal and the impact it would have on the rural character of the area, the impact of additional traffic on the roads and emergency services as well as how the proposal would negatively impact the sensitive habitat. Additional there were concerns raise surrounding the potential for the proposed septic system polluting the existing wells due to the soil conditions.

Mr. Hervey distributed and read from his July 10, 2012 memorandum citing issues and concerns about the proposal, including inconsistencies with goals, policies and strategies of the Affordable

Housing Plan and the Comprehensive Plan, as well as issues related to environment, health and safety concerns. The memo also discusses the Town's efforts to implement the Affordable Housing Plan.

The Board held a straw poll. None of the members present felt they could support the proposal before them. Ms. Strong moved to continue the matter to the August meeting, with the request for Mr. Teitz draft a motion to deny. Ms. Robertson seconded the motion and it carried unanimously (8-0).

**Preliminary Plan/Development Plan Review – Mixed-use development
Anoka Avenue/Wood Avenue**

Assessor's Plat 23, Lots 180 and 181

Paul Carlson, InSite Engineering, reviewed the proposal, noting that they have complied with the conditions set forth in the Master Plan approval, which includes on-street parking on Anoka and Wood, improved fencing and increased landscape buffer, a lighting plan with no spillover into neighboring properties and additional windows on the buildings. The applicants looked at preserving the existing large caliper trees on the site, however due to the parking requirements they were not able to do so. They will be planting several trees to help mitigate the loss.

Two abutters expressed some concern regarding the impact of the proposal on the surrounding properties, including concerns about

overnight parking for the residential units.

Mr. Adams made the following motion:

The Barrington Planning Board hereby grants Preliminary Plan approval for the Major Land Development application depicted on plans titled “Preliminary Plan-Site Development of ‘10 Anoka Avenue’,” for property located at the corner of Wood and Anoka Avenues in the Town of Barrington, Rhode Island, Assessor’s Plat 23, Lots 180 and 181, Neighborhood Business Zoning District. Plans by: InSite Engineering, LLC, 1539 Fall River Ave., Seekonk, MA, 02771, dated June 14, 2012. Building plans by Arris Design, Inc., 14 Imperial Place, Providence, RI 02903, dated 6/15/12. Approval is based upon the following findings of fact and conditions of approval:

Findings of Fact:

1. The proposed land development project is consistent with the Comprehensive Community Plan, including but not limited to the following components:

a. The Future Land Use Map, which identifies the site as “mixed-use/mixed-housing.”

b. Circulation goals (enhancement of pedestrian and bicycle connectivity) and Economic Development goals (encouraging walkable commercial development), as the development includes two buildings brought close to the street with parking located to the rear, to include public entries on the street, bike racks and pedestrian

facilities.

2. The development and landscaping is compatible with the building and site characteristics of surrounding development, as it locates the parking behind the building, provides street trees, and landscaped buffers on the edges.

3. The development is served with an adequate means of water supply, sewage disposal and drainage.

4. The design provides for the safety and convenience of vehicular and pedestrian movement within the site and in relation to access streets and adjoining walkways, by providing pedestrian access on Wood and Anoka Avenues and from the rear parking lot.

5. There will be no significant negative environmental impacts from the proposed development as shown on the Preliminary Plan, with all required conditions for approval, as the project includes the addition of infrastructure for handling storm water.

6. The project has adequate and permanent physical access to public streets, Wood Avenue and Anoka Avenue.

7. The project complies with applicable Land Development & Subdivision Regulations standards, including Sec. 200-86 – Performance Standards, with all required conditions of approval.

8. The inclusionary unit as set forth in Condition of Approval #2 comply with § 185-194. Design and building requirements, in that:

a. An affordable unit is provided in one of the building so as to ensure a true mix of market-rate and affordable housing.

b. The affordable unit is, to the extent possible, externally indistinguishable from market rate units in the same development,

and is comparable to market rate units in terms of location, quality, character, and room size based on floor plans.

c. The affordable unit contains one or more bedrooms.

9. The Planning Board's conditions of approval, required per Master Plan approval on May 1, 2012, have been satisfied, including the provision of an administrative subdivision plan making both lots in conformance with zoning requirements.

Conditions of Approval:

1. Provide specifications, subject to the Town's approval, to install center-lane striping on Wood Avenue, relocate the stop sign on Anoka Avenue, and install signage and striping required for on-street parking on Wood and Anoka Avenue.

2. Provide one Low- Moderate-Income dwelling unit, as required per the Town's inclusionary zoning requirements.

3. Submit the final easement agreement related to signage and parking and driveway access, and the final deed restriction and executed monitoring agency agreement for the one low-moderate income unit, subject to review by Town counsel.

4. Signage for the buildings and site shall be consistent with plans by Arris Design, titled "10 Anoka Ave. & Wood Ave." dated 4/11/12.

5. Provide tree protection measures for the 28" maple tree within the Anoka Avenue right of way.

6. Add or adjust the landscaping along the southerly property line near Wood Avenue to discourage foot traffic between the fence and proposed building.

- 7. Add a ramp for the sidewalk at the corner of Wood and Anoka.**
- 8. Eliminate the one-car driveway on Anoka Avenue; add parking space by expanding the proposed parking lot behind the buildings in order to maintain conformance with minimum off-street parking requirements.**
- 9. Receive approval from the Director of Public Works for the drainage, grading and utilities plans.”**

Mr. Dulchinos seconded the motion and a vote was held:

M. McCormick – Yea

E. Adams – Yea

P. Dulchinos – Yea

C. O’Grady – Yea

S. Milman – Yea

J. Robertson – Yea

A. Strong – Nay

L. Trim – Yea

The motion carried, 7-1.

Old Business

None

New Business

Final Plan Subdivision - Lavin's Marina

Assessor's Plat 1, Lot 225

Paul Carlson, InSite Engineering, reviewed the proposal, noting that they will be taking protective measures for the remaining trees while curbing and sidewalks are added to Narragansett Avenue. Mr. Carlson also noted that they are complying with all conditions set forth in the Preliminary Plan.

Mr. Dulchinos made the following motion:

“The Barrington Planning Board hereby grants Final Plan approval for the Major Subdivision application depicted on plans titled “Lavin's Marina” for property located on Woodbine and Narragansett Avenues in the Town of Barrington, Rhode Island, Assessor's Plat 1, Lot 225, Waterfront Business and Residence 10 Zoning Districts. Plans by: InSite Engineering, LLC, 1539 Fall River Ave., Seekonk, MA, 02771, dated March 8, 2012, revised June 14, 2012. Approval is based upon the following findings of fact and conditions of approval:

Findings of Fact:

- 1. The proposed subdivision is consistent with the Comprehensive Community Plan in that the site is zoned for residential development. The subdivision is subject to the Town's Mandatory Inclusionary Zoning requirements, which provides for a 20 percent density bonus allowing the minimum lot sizes to be reduced to 8,000 square feet.**
- 2. The proposed development is in compliance with the standards**

and provisions of the Barrington Zoning Ordinance, with the Town Council's approval on September 6, 2011 of Zoning Map amendments placing the residential lots within the Residence 10 zone, and the marina within the Waterfront Business zone.

3. There will be no significant negative environmental impacts from the proposed development as shown on the Plans, with all required conditions for approval, as the proposal includes measures to capture storm-water on-site through rain gardens.

4. All proposed lots would have adequate and permanent physical access to Woodbine Avenue and Narragansett Avenue.

5. The inclusionary dwelling units are similar in exterior design and materials and otherwise consistent with the market-rate units in the overall project.

Conditions of Approval:

1. The developer shall construct the proposed low-moderate income housing units in the manner depicted in the building elevation sketches, floor plans and building envelopes, as depicted in the plans labeled 'Plan W2157DR' and 'Plan W90132PD,' by Architectural Designs, 57 Danbury Road, Wilton, CT 06897.

2. Revisions to the plans for the proposed exterior building façades of the low-moderate income units, including building materials, shall require approval by the Technical Review Committee.

3. The low-moderate income houses shall be built concurrently with the market-rate units; certificates of occupancy for no more than five of the eight market-rate houses shall be issued prior to certificates of

occupancy for both low-moderate income housing units.

4. Deed restrictions for the affordable units shall be recorded, subject to review by Town counsel.

5. The monitoring agreement shall be executed with East Bay CDC or another approved monitoring agency.

6. Deed restrictions for the maintenance of the rain gardens by owners of the lots shall be recorded, subject to review by Town counsel.

7. The applicant shall coordinate with the Department of Public Works on installation of the sidewalk and curbing on Narragansett Avenue, to limit impacts on adjacent street trees that are to remain.

8. The Administrative Officer shall certify Final Plan checklist requirements have been met, as applicable.”

Ms. Strong seconded the motion and a vote was held:

Michael McCormick – Yea

Edgar Adams – Yea

Paul Dulchinos – Yea

Christine O’Grady – Yea

Seth Milman – Yea

Jean Robertson – Yea

Ann Strong – Yea

Lawrence Trim – Yea

The motion carried 8-0.

Discussion: Sign Ordinance Revisions

This item was tabled.

Discussion with Potential Recommendations: Update to Rezoning Map, Review Future Land Use Map

It was noted that The Town Council and Planning Board held a workshop on July 9, 2012 to being public discussion of the proposed changes. A public hearing is scheduled for the July 30th Town Council meeting for further discussion as well as a possible vote on the proposed changes.

Reports & Special Items

None

Reports from Planning Board Members

Mr. Milman noted that at their July 17th meeting, the Housing Board of Trustees would be preparing a proposal to the Town Council that would grant the Board the ability to vote on affordable housing projects in Barrington.

Comments - Board Members, Council Liaison & Town Planner

None

Adjournment

Upon a motion by Mr. Milman, with a second by Ms. Strong, the Board unanimously (8-0) voted to adjourn the meeting at 10:20 p.m.