

TOWN OF BARRINGTON

PLANNING BOARD

Minutes of the May 1, 2012 Meeting

7:00 p.m., Town Council Chamber

Open Meeting

The meeting was called to order at 7:07 p.m.

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

Michael Carroll arrived at 7:09, Ann Strong arrived at 8:20

Also Present: Solicitor Andrew Teitz, Town Planner Philip Hervey and Secretary Valerie Carroll

Consent Agenda

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

 Approve Minutes: March 6, 2012, April 3, 2012 Regular Business Meetings

 Request for Six-Month Extension of Preliminary Plan Approval: Paul J. Baggott Minor Subdivision (Assessor’s Plat 11, Lot 24)

Ms. O’Grady seconded the motion and it carried unanimously (6-0).

Public Hearings

**Public Informational Meeting: “The Residences at the Preserve”
(George Street) Comprehensive Permit / Master Plan Application
Assessor’s Plat 37, Lot 3A**

Mr. McCormick stated that the applicant has requested this item be continued to the June meeting, with a 30-day extension of the approval period. Upon a motion by Mr. Milman, with a second by Mr. Adams, this matter was unanimously (7-0) continued to the June 5, 2012 meeting.

Preliminary Subdivision - Lavin’s Marina

Assessor’s Plat 1, Lot 225

Upon a motion by Mr. Trim, with a second by Ms. O’Grady, the public hearing was opened (7-0).

Paul Carlson, InSite Engineering, began by reviewing the proposed plan, noting that they had incorporated the items from the October 3, 2011 Master Plan approval. They are seeking to subdivide the Residence 10-zoned portion of Lot 225 on Assessor’s Plat 1 into ten house lots, with frontage on Woodbine and Narragansett Avenues, and one lot for the existing marina, within the Waterfront Business zone. The project is subject to mandatory inclusionary zoning requiring a minimum of 20 percent of the houses, in this case two, to qualify as Low-Moderate Income housing. Inclusionary zoning provisions allow for a 20 percent density bonus – reducing the 10,000-square-foot minimum lot area to 8,000 square feet.

Paul Bannon, RAB, reviewed the traffic study, which found that no significant impact on the level of service of the adjacent streets. He recommended the addition of four-way stop sign signs at Narragansett and Woodbine Avenues.

Several abutters spoke, raising questions and concerns regarding the height of the homes, the time frame for construction of the houses, the proposed off-street parking, the impact to the surrounding neighborhood from the additional traffic, the availability of sidewalks, on-street parking, the proposed arborvitae buffer between the marina and new house lots, the potential loss of trees along Narragansett Avenue, and control of storm water runoff.

The Board expressed support for adding 4-way stop signs at Narragansett and Woodbine, which would require Council approval.

Mr. Carroll moved to continue this application to the June 5, 2012 meeting, stipulating that the applicant provide a landscape plan showing the trees to be removed as well as the addition of shade trees along the street, as well as modifying the buffer to provide a mix of planting types rather than a line of arborvitae.

The motion also directed the applicant to evaluate the following:

 Traffic signage upgrades

 Provision of a sidewalk on Narragansett Avenue

 Estimated bond for public improvements

 Alternative fencing options as well as landscaping, for the buffer

 The timing of when the affordable units will be built.

Ms. Strong seconded the motion and it carried 8-0.

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

Assessor’s Plat 23, Lots 180 and 181

Upon a motion by Mr. Trim, with a second by Ms. Robertson, the public hearing was opened (8-0).

Paul Carlson, In-Site Engineering, explained the applicant is proposing a mixed-use development on a vacant 23,564-square-foot site at Anoka Avenue and Wood Avenue, zoned Neighborhood Business. A residential dwelling and garage have been removed. The proposal calls for construction of two new buildings with street-level retail and four apartments units above, and a new parking lot, accessible from a driveway on Anoka Avenue. Mr. Carlson said the proposal meets the off-street parking requirements.

The first building would be 2,800 square feet and the second would total 2,900 square feet. There would be two two-bedroom apartments on the upper floor of each building; one of the four units would qualify as affordable housing. The proposed buildings would have entrances on both the street side and the parking lot side. The lower

level façade would consist of cement board clapboard; the upper level would have vinyl shingles. The building would also feature awnings at the entries; however, these would not have any store names or logos, according to the applicant. A directory sign is proposed at the driveway on Anoka Avenue, and each unit would have projecting signs on the street side.

The drainage would be handled on the site and there is adequate parking within the lot, with the possibility of additional parking on the street. The traffic report recommends that the existing stop sign on Anoka be moved closer to the corner, and that a centerline stripe be added on Wood Avenue around the curve.

Several neighbors raised concerns regarding the proposal. These concerns include provision of adequate space within the site for snow storage and removal, the type of fence material proposed, fence height, the landscape buffer, light spillage, the location of the Dumpster, and handling of storm water drainage.

In addition the concerns raised by the abutters, the Board questioned if the large caliper maple tree could be saved by reconfiguring the parking plan. They also requested that the trees to be saved/removed be noted on the plans.

Ms. Robertson made the following motion:

“The Barrington Planning Board hereby grants Master Plan approval for the Major Land Development application depicted on plans titled “Master 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 April 4, 2012, revised April 18, 2012. Building plans by Arris Design, Inc., 14 Imperial Place, Providence, RI 02903, dated 12/8/11, with revisions through 4/17/12. 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 Master 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 units within the development 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.

Conditions of Approval:

Prior to preliminary plan submittal, the applicant shall:

- 1. Respond to comments, if any, resulting from plan review by the Conservation Commission, as the site is located in the wellhead protection area.**
- 2. Receive the Town's approval for striping on Wood Avenue, the relocation of the stop sign on Anoka Avenue, and signage and striping required for on-street parking on Wood and Anoka Avenue.**
- 3. Respond to comments of DPW Director Alan Corvi in his memo dated 4/20/12.**
- 4. Provide a draft deed restriction and monitoring agency agreement for the one low-moderate income unit.**
- 5. Explore extending the fence height to the maximum allowed by Zoning, as well as consider a composite fence material.**
- 6. Provide a lighting plan that denotes lighting levels and spillage to adjacent parcels.**
- 7. Provide a landscape plan showing which trees are to be removed/preserved.**
- 8. Explore parking options that would preserve the large caliper maple tree on site.**
- 9. Locate the mechanicals on the plans.**
- 10. Provide a snowplow/snow storage plan.**
- 11. Provide more detail regarding the landscape buffer.**
- 12. Meet ADA accessibility requirements with the proposed walkways.**
- 13. Merge the lots with an Administrative Subdivision plan.**
- 14. Provide additional windows at the sides of the buildings nearest**

the street.”

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

M. McCormick – Yea

E. Adams – Yea

M. Carroll – Yea

C. O’Grady – Yea

S. Milman – Yea

J. Robertson – Yea

A. Strong – Yea

L. Trim – Yea

The motion carried, 8-0.

**Proposed Revisions to Comprehensive Permit Strategy in
Comprehensive Plan**

Upon a motion by Mr. Milman, with a second by Mr. Trim, the public hearing for this matter was opened. Mr. Hervey explained that the State has indicated it would approve the proposed version; however, the State is suggesting one further edit – that bullet 6 be revised to read, “water and wastewater capacity.” No one from the public spoke. Upon a motion by Mr. Milman, with a second by Mr. Trim, the public hearing for this matter was closed.

Mr. Trim moved to approve the proposed amendments, without inclusion of the suggested “water and wastewater capacity” edit, and to recommend the revisions to the Town Council. Ms. O’Grady seconded the motion and it carried unanimously (7-0).

Old Business

None

New Business

Final Plan Review – Proposed expansion of the Bayside YMCA, 70 West Street

Assessor’s Plat 24, Lots 96, 206 and 243

Before this matter began, Mr. McCormick and Mr. Trim recused themselves.

Josh Berlinsky, attorney, provided background on the project and how the conditions of approval from the December 6, 2011 approval had been met. It was noted that Shawn Martin of Fuss & O’Neil has provided a letter stating issues cited as part of the peer reviewer have been addressed. Finally, the applicant noted that a structure for the outdoor pool filter would remain in place at this time. They plan to begin construction in the summer of 2012.

Ms. Strong made the following motion:

“The Barrington Planning Board hereby grants Development Plan Review/Final Plan approval for the YMCA Major Land Development application, as depicted on plans titled “Proposed YMCA Expansion,” for property located at 70 West Street in the Town of Barrington, Rhode Island, Assessor’s Plat 24, Lots 96, 206 and 243, Open Space-Active Zoning District. Plans by: Vanasse Hangen Brustlin, Inc., of 10 Dorrance Street, Suite 400, Providence, RI 02903, dated September 26, 2011, with revisions through April 20, 2012. Architectural Plans by Vision 3 Architects, 225 Chapman Street, Providence, RI 02905, dated April 20, 2012, and lighting plan ES1 and ES2 by Vision 3 Architects dated April 4, 2012. 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 ‘Recreation and Open Space,’ a category that ‘includes public parks and public and private recreation areas and facilities such as public and private golf courses, trails and easements, the YMCA, and any other public usage of large areas on permanent open land;’

b. Goals, policies and strategies of the Circulation Element related to enhancement of bicycle and pedestrian facilities throughout town, with the provision an improved pedestrian connection through the parking lot to the building, new bike storage facilities and improved

parking near the bike path;

2. On May 4, 2010, the Planning Board granted Master Plan approval, based on plans prepared by Vanasse Hangen Brustlin, Inc., dated June 25, 2009, with revisions through March 23, 2010.

3. The applicant on December 16, 2010 received Zoning Board of Review approval granting relief from provisions of the Zoning Ordinance, as required, including a special use permit to expand a nonconforming use in an Open Space-Active zone.

4. On December 6, 2011, the Planning Board granted Preliminary Plan approval, based on plans prepared by Vanasse Hangen Brustlin, Inc., September 26, 2011, with revisions through November 30, 2011; building plans by Vision 3 Architects.

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, based on the following:

a. The project, which will result in a slight decrease in total impervious surface, includes the addition of drainage infrastructure including best management practices for handling storm water, including water quality measures that will result in a reduction in total suspended solids (TSS). The current drainage system lacks measures to remove TSS from storm water prior to its discharge from the site, which is in the vicinity of Brickyard Pond, on the State's listing of impaired waters under the Total Maximum Daily Load program.

b. The applicant has implemented a pool drainage plan that has received the approval of Department of Public Works, which formally establishes a process for discharging dechlorinated water from the

outdoor pool.

c. The Conservation Commission has determined that the applicant has its concerns raised during the review process.

6. The applicant has received the required RIPDES permit from the State of Rhode Island.

7. On September 19, 2011, the Town Council authorized the Town Manager to execute easements and approved designating West Street as a one-way street in the vicinity of the building, as required for the project.

8. The project has adequate and permanent physical access to a public street, West Street.

Conditions of Approval:

1. Approval is for building footprint depicted on Sheet C2.A, and is valid for a period of three years following the recording of the final plan.

2. The applicant shall complete the building and site improvements as depicted on Sheet C2, prior to issuance of a certificate of occupancy.

3. The applicant shall return to the Planning Board prior to three years from the date of recording of the final plan, for development plan review approval of the remaining building expansion depicted on C2.A, and shall obtain a building permit and commence construction within that same time period, unless the Planning Board approves a time extension. The building shall be within the building envelope shown on Sheet C2.A.

4. The YMCA and the Town of Barrington shall execute easement

agreements, in accordance with the Town Council's approval on September 19, 2011."

Ms. O'Grady seconded the motion and a vote was held:

Edgar Adams – Yea

Michael Carroll – Yea

Seth Milman – Yea

Christine O'Grady – Yea

Jean Burritt Robertson – Yea

Ann Strong – Yea

The motion carried, 6-0.

Reports & Special Items

None

Reports from Planning Board Members

None

Comments - Board Members, Council Liaison & Town Planner

None

Adjournment

Upon a motion by Ms. Strong, with a second by Mr. Trim, the Board unanimously (8-0) voted to adjourn the meeting at 8:00 p.m.