

# **TOWN OF BARRINGTON**

## **PLANNING BOARD**

### **Minutes of the January 4, 2012 Meeting**

**7:00 p.m., Town Council Chamber**

#### **Open Meeting**

**The meeting was called to order at 7:05 p.m.**

**Present: Michael McCormick – Chairman, Michael Carroll, Christine O'Grady, Jean Robertson, Ann Strong, Ina Suuberg and Lawrence Trim**

**Absent: Edgar Adams and Seth Milman**

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

#### **Consent Agenda**

**Mr. Trim moved to approve the consent agenda, which includes the following items:**

**&#61656; Approve Minutes: November 30, 2011 Work Session (no changes)**

**&#61656; Approve Minutes: December 6, 2011 (no changes)**

**Mr. Carroll seconded the motion and it carried 7-0.**

#### **Public Hearings**

**None**

## **Old Business**

**None**

## **New Business**

**Development Plan Review – St. Andrews School, 63 Federal Road  
Assessor's Plat 16, Lot 5**

**Before this matter began, Mr. Trim recused himself.**

**The applicant explained that St. Andrews School is proposing additions to two dormitories, the Cady House and Bill's House, located on the westerly side of the campus. The Cady House additions will total 5,000 square feet, and additions to Bill's House totaling 6,300 square feet. The proposal also includes the rehabilitation of the existing buildings. The applicant is seeking to split this project into two phases.**

**Work on Cady House, the first phase of the project, would be outside the Town's 100-foot wetland buffer. The Bill's House expansion, phase 2, would place a portion of the building and involve land disturbance within the 100' wetlands setback, which requires review by the Conservation Commission and a special use permit from the Zoning Board.**

**The Technical Review Committee reviewed the proposal and has voted to recommend approval of phase 1 of the project, with the**

**condition that the applicant return for Development Plan Review approval of the second phase involving Bill's House, at which time the special use permit for the wetlands setback encroachment would be required.**

**The Fire Chief has reviewed the plans, which include extension of an 8" water main, a new hydrant and sprinklers in the buildings. There are no additional comments from the Police Chief or DPW.**

**The applicant has also met with Building & Planning. An outstanding issue is whether the proposed 5,000- and 6,300-square-foot additions require a special use permit from the Zoning Board, as there is no new parking to be provided.**

**Motion: Ms. Strong made the following motion:**

**"The Barrington Planning Board hereby approves the "Proposed Cady House and Bill's House Expansion" Development Plan Review application, as depicted on plans for St. Andrew's School for property located at 63 Federal Road in the Town of Barrington, Rhode Island, Assessor's Plat 16, Lot 5, Recreation and Education Zoning District. Plans by: InSite Engineering Services, LLC, InSite Professional Complex, Suite 1, 1539 Fall River Avenue, Seekonk, MA 02771, dated December 2, 2011, scaled at 1"= 20'. Architectural plans by SLAM Collaborative, Somerset Square, 80 Glastonbury Blvd., Glastonbury, CT, dated 11/9/11, scaled at 1/4" =1'. This approval is based upon the**

**following findings of fact and conditions of approval:**

**Findings of Fact:**

- 1. The proposal, to expand a school campus within the Recreation and Education zone, is consistent with the goals and policies of the Barrington Comprehensive Community Plan, including the Future Land Use Map;**
- 2. The project is compatible with the characteristics of the surrounding development, as the buildings are of an architectural style consistent with the overall campus.**
- 3. The site changes are compatible with the site characteristics of the surrounding development;**
- 4. Land Development and Subdivision Regulations standards will have been satisfied where applicable.**
- 5. A special use permit for parking may not be required. The Planning Board finds there will not be a need for additional parking, as the project will reduce the overall demand for parking with the provision of 12 additional beds for boarders and one additional faculty apartment, resulting in fewer commuters.**

**Conditions of Approval**

- 1. The Plans shall be subject to review by the Administrative Officer, as follows:**
  - a. Specify on the Landscape Plan with labels and a planting schedule the species, including caliper, of new tree(s) to be planted, for review and approval by the Chair.**

**b. Label and show locations of proposed benches, walkway materials, trash receptacles, fencing, lighting and bike racks, with detail specifications.**

**c. Revise the grading plan to show the limits of disturbance.**

**2. The applicant shall return to the Planning Board for Development Plan Review approval of Phase 2, the expansion of Bill's House and associated site improvements, as specified in the Phasing Plan. The application for Phase 2 shall include review by the Conservation Commission and approval by the Zoning Board as required for encroachments in the Town's 100-foot wetland setback."**

**Mr. Carroll seconded the motion and a vote was held:**

**Michael McCormick – Yea**

**Michael Carroll – Yea**

**Jean Robertson – Yea**

**Ann Strong – Yea**

**Ina Suuberg – Yea**

**Christine O'Grady – Yea**

**The motion carried 6-0.**

## **Reports & Special Items**

### **Review Revisions to Land Development & Subdivision Regulations**

- 1. Design Standards for Curb Cuts, Drive-Through Facilities**
- 2. Mixed-Use Commercial Development Standards**
- 3. Review Checklist for Low Impact Development Site Planning and Design Techniques**

**Mr. Teitz noted that these items would need to be discussed in a public hearing, which should be held after the Town Council has had the opportunity to vote on the proposed Zoning Ordinance changes.**

## **Reports from Planning Board Members**

### **Housing Board of Trustees**

**None**

### **Committee for Renewable Energy in Barrington**

**None**

### **Open Space Ad Hoc Committee**

**None**

### **Police Cove Park Committee**

**It was noted that a public workshop is planned for January 23, 2012.**

### **Technical Review Committee**

**Mr. Trim stated that they are in the process of ensuring that the Technical Review Committee's procedures are in line with the state requirements.**

### **Harbor Commission**

**Ms. Strong noted that Jim McClelland has resigned from the Harbor Commission after many years of service. She also noted that Lavin's Marina has applied from CRMC approval for the subdivision.**

### **Capital Improvement Program Subcommittee**

**The committee members are in the process of scheduling a January meeting.**

### **Comments - Board Members, Council Liaison & Town Planner**

**There were no additional comments.**

### **Adjournment**

**Upon a motion by Ms. Suuberg, with a second by Ms. Strong, the Board unanimously (7-0) voted to adjourn the meeting at 8:10 p.m.**