

# TOWN OF BARRINGTON PLANNING BOARD

Minutes of the May 7, 2013 Meeting  
Town Council Chamber, Barrington Town Hall

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**Open Meeting:** The meeting was called to order at 7:10 p.m.

**Present:** Michael McCormick – Chairman, Michael Carroll, Paul Dulchinos, Anne Galbraith, Seth Milman, Christine O’Grady, Lawrence Trim

**Also Present:** Assistant Solicitor Andrew Teitz, Town Planner Philip Hervey, Secretary Audra Raleigh, Council Liaison Kate Weymouth

## **Consent Agenda**

### **Item 3.1: Approve Minutes: April 2, 2013 Regular Business Meeting (CA)**

Mr. Carroll moved to approve the consent agenda, which included approval of the minutes of the April 2, 2013 regular business meeting as written. Mr. Dulchinos seconded the motion and it carried unanimously (6-0).

## **Public Hearings**

### **Item 4.1: Bluemead Farm Plat Master Plan. Assessor’s Plat 10, Lots 3 and 8; R-25 and R-40 Zones: Conventional Subdivision Plan (continued)**

MOTION: Upon a motion made by Mr. Milman seconded by Mr. Trim, the Board voted to continue the Bluemead Subdivision conventional option to the July meeting, subject to the applicant agreeing to the time extension.

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## **New Business**

**Item 6.1 Development Plan Review: St. Andrews School, 63 Federal Road – Construction of new tennis courts. Recreation and Education and Residence 25 zones. (Assessor’s Plat 16, Lots 5, 6 and 7).**

**Item 6.2: Request for Zoning Map amendment. St. Andrews school is requesting an amendment to the Zoning Map changing the rear portion of Lot 7 on Assessor’s Plat 16 from Residence 25 to Recreation and Education, which would allow for expansion of the school use. The lot is a residential property owned by St. Andrews, address 494 County Road.**

*Christine O’Grady and Larry Trim recused themselves from this application.*

Mr. Alan Nunes, Director of Facilities, St. Andrews School, presented a proposed plan to install six new tennis courts on property owned by St. Andrews to the north of an existing athletic field. Mr. Nunes also requested a favorable recommendation from the Planning Board to rezone the rear portion of a property (Lot 7, Plat 16) from R-25 to RE to allow for the new tennis courts. The project will also require an administrative subdivision combining the proposed rezoned portion of the property with an abutting lot where the main campus is located. Mr. Nunes stated that this area for the tennis courts is

not in the area of the wetlands, and the plan allows for proper drainage of the area. There is no lighting associated with courts. Trees will be planted along the north side to shield the neighbors on Winsor Drive.

Mr. Hervey drafted a decision for the Board's consideration.

MOTION: Mr. Carroll made the following motion:

"The Barrington Planning Board hereby approves St. Andrews School's Development Plan Review application the development of six tennis courts located on school property in the Town of Barrington, Rhode Island, Assessor's Plat 16, Lots 5, 6 and 7, Recreation & Education and Residence 25 zones. Plans by: InSite Engineering, LLC, 1539 Fall River Ave., Seekonk, MA, 02771, dated April 16, 2013. Approval is based upon the following findings of fact and conditions of approval:

#### FINDINGS OF FACT

- (1) The development is consistent with the goals and policies of the Barrington Comprehensive Community Plan, with the tennis courts located within an area suitable for the proposed expansion of the St. Andrew's School campus, consistent with the Future Land Use Plan;
- (2) The design preserves the distinguishing original qualities of the site and its environment by retaining trees to the east of the courts, with additional trees to be installed to the north.
- (3) The development and landscaping is compatible with the site characteristics of surrounding development, as it is contiguous to the main campus properties to the west and south.
- (4) The courts will provide measures to handle storm-water in accordance with engineering plans.
- (5) The plan shows no presence of wetlands or impacts on floodplains, and, with conditions of approval, will minimize tree and vegetation removal, though the Board notes development of courts will require a number of trees to be removed.

#### CONDITIONS OF APPROVAL

- (1) The courts shall not be lit;
- (2) There shall be no backboards installed for practice, as the noise could impact neighbors;
- (3) The applicant shall provide additional details on the proposed landscape plan, including types and sizes of trees, subject to review of the Technical Review Committee;
- (4) The applicant shall submit to the Administrative Officer a letter from a wetlands biologist certifying there are no wetlands present within 100 feet of the proposed area of disturbance
- (5) The applicant shall receive approval from the Town Council for the necessary Zoning Map change amending the RE and R25 zoning district lines as depicted on the 'Concept

Division and Zoning Modification' sheet by InSite Engineering dated 5/2/13.

- (6) The applicant shall receive approval of an administrative subdivision shifting the lot line as depicted on the 'Concept Division and Zoning Modification' sheet."

Mr. Dulchinos seconded the motion, which passed, 5-0.

#### ADVISORY OPINION – ZONING

Mr. Carroll made the following motion:

The Planning Board recommends approval of the Zoning Map amendment as depicted on the "Concept Division and Zoning Modification" sheet by InSite Engineering dated 5/2/13.

Mr. Milman seconded the motion, which passed, 5-0.

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#### Old Business

**Item 5.1 Review and make recommendation: Zoning Ordinance amendments revising sign regulations and R40-Conservation Development provisions.**

**Item 5.2 Review and schedule public hearing on draft amendments to Land Development and Subdivision – Revisions to mixed-use design standards, including exterior lighting provisions; and application checklists**

Mr. Trim noted that the Technical Review Board has been working on updates to the sign regulations, which included comparisons with regulations in other towns. A goal, he said, is to make the sign regulations simpler in order and encourage businesses to come to Barrington. The Board discussed dark sky illumination and the impact on the environment. The Board also discussed the plan for the streetscape plan for the "town center" concept, and discussed getting opinions on signage from that study.

MOTION: Mr. Carroll made a motion to find the proposed sign regulations, as revised, to be in keeping with the Comprehensive Plan. Mr. Dulchinos seconded the motion and it carried unanimously (7-0).

The Board continued discussion on the remaining items, in order to provide staff time to review the revisions for consistency.

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**Item 6.3: Consider Revising 2013 Regular Business Meeting Schedule.**

The schedule for the summer months of the regularly scheduled Planning Board meetings was discussed. All the Board members are available during that time so it was decided that the schedule would remain as posted, except the September meeting was moved to September 12, which will require rescheduling the TRC meeting.

MOTION: Mr. Carroll made a motion to revise the calendar rescheduling the Planning Board meeting in September to September 12, 2013. Mr. Dulchinos seconded the motion and it carried unanimously (7-0).

**Reports from Planning Board Members**

**Housing Board of Trustees**

Mr. Milman spoke about the Palmer Pointe memo from Steve Martin.

**CREB**

Mr. Carroll noted that the Barrington Community Gardens group is going to install a solar pump for the well at the site on Wampanoag Trail. They are forming a committee to educate people on their project.

**Police Cove Park Committee**

Mr. Trim stated that the next meeting will be on May 29<sup>th</sup> at 7 p.m.

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

No additional comments.

**Adjournment**

Upon a motion by Mr. Dulchinos, with a second by Mr. Milman, the Board unanimously (7-0) voted to adjourn the meeting at 8:50 p.m.