

TOWN OF BARRINGTON PLANNING BOARD

Regular Business Meeting
Minutes of the August 6, 2013 Meeting
Council Chamber, Barrington Town Hall

Open Meeting: The meeting was called to order at 7:04 p.m.

Present: Michael McCormick – Chairman, Edgar Adams, Anne Galbraith , Jean Robertson, Larry Trim, Seth Milman, Mike Carroll

Absent: Paul Dulchinos, Christine O’Grady

Also Present: Assistant Solicitor Nancy Letendre, Town Planner Phil Hervey, Secretary Audra Raleigh

Consent Agenda

Items 3.1 & 3.2: Approve Minutes: July 2 & 16, 2013, the July 2, 2013 Regular Business Meeting and the July 16 Special Meeting for Palmer Pointe Master Plan

Mr. Milman noted one change on the July 2 minutes; that he abstained from the vote on the Dzuiba subdivision.

Motion: Ms. Robertson moved to approve the consent agenda, which included approval of the minutes, with the changes as noted, of the July 2, 2013 Regular Business Meeting, and, to approve the July 16, 2013 Special Meeting minutes as written. Mr. Trim seconded the motion and it carried unanimously (7-0).

Public Hearings

Item 4.1 Public Informational Meeting: (Continued / Public Hearing is Closed). Public Informational Meeting: Master Plan: Palmer Pointe Neighborhood – Plat 28, Lots 72, 73, 246, 248, 249 and 263 (Sowams Nursery property, east side of Sowams Road). The proposal calls for the development of 48 new affordable housing units on property totaling approximately 7.5 acres. Property includes two existing single-family houses to remain, located on Sowams Road. Applicant is seeking relief from provisions of the Town’s Zoning Ordinance and Land Development & Subdivision Regulations under the comprehensive permit process.

A draft motion, drafted by Mr. Hervey and Ms. Letendre, was distributed to the Board and made available for members of the public in attendance. The Board discussed the motion at length, including a note from Mr. Dulchinos in which he noted that he is not in favor of the 42 units that were being considered by the Board. Several changes were made by the Board, Ms. Letendre and Mr. Hervey.

Motion: Following a lengthy discussion, Mr. Carroll made a motion, seconded by Mr. Milman, to adopt the motion drafted by Mr. Hervey and Ms. Letendre and amended by the Board as follows:

“The Barrington Planning Board hereby approves with conditions, including a reduction in the number of units, the comprehensive permit application seeking Master Plan approval of plans titled “Palmer Pointe Neighborhood,” for property located on Sowams Road in the Town of Barrington, Rhode Island, Assessor’s Plat 28, Lots 72, 73, 246, 248, 249 and 263, Residence 25 Zoning District. Plans by: Fuss & O’Neill, 317 Iron Horse Way, Suite 204, Providence, RI 02908, and Union Studio, 140 Union Street, Providence, RI 02903, dated March 22, 2013 (Proposed Site Plan) and March 2013 (Sheet CG-101).

This decision is based upon the following legal conclusions with supporting findings of fact and conditions of approval:

LEGAL CONCLUSIONS in accordance with R.I. Gen Laws § 45-53-4(a)(4)(v) with supporting FINDINGS OF FACT

1. The proposed development is consistent with local needs as identified in the local comprehensive community plan with particular emphasis on the community’s affordable housing plan and has satisfactorily addressed the issues where there may be inconsistencies. In support of this conclusion, the Planning Board finds as follows:

A. The development is proposed for the “Sowams Nursery-East” parcels on the east side of Sowams Road, a site identified in the Comprehensive Community Plan Future Land Use Map as suitable for “Village” zoning, a zoning designation allowing higher density than the existing Residence 25 zone as well as the adjacent Residence 10 zone. The Village zone, if established, would allow for higher density development (up to 5 units/acre), with a minimum percentage of affordable housing units and provision of a mix of housing types, provided that the development proposal is consistent with “Developer Guidance”. The “Developer Guidance” was the result of a 2008 study, *Housing for Barrington’s Future: Housing Land Use Study*. The Developer Guidance has been incorporated in the Town’s State-approved Comprehensive Plan as Appendix III: Developer Guidance: Village Zoning.

The purpose of Developer Guidance includes:

- i. Purpose A: Increase diversity of housing types in Barrington, with dwelling units that meet the needs of residents at varying life stages, recognizing that single-family homes in traditional subdivisions may not meet the needs of all segments of the population, especially the senior population.
- ii. Purpose B: Meet the housing needs of households with a range of incomes, including 75 percent at market rate and 25 percent housing affordable to those with low income (below 80 percent of area median income) or moderate income (80 to 120 percent of area median income).
- iii. Purpose C: Encourage a form of development that embraces the town and neighbors, and does not give the appearance of a stand-alone development or

“gated community.”

- iv. Purpose D: Promote the concept of a “garden suburb” in keeping with the character of Barrington, with a formal element at the core (village green, higher densities) and lower densities at the edges.
 - v. Purpose E: Provide housing that is accessible to people with disabilities.
 - vi. Purpose F: Assure integrated generational housing, to enable seniors and those younger to benefit from the maturity and enthusiasm of a diverse population. Limit units for seniors (ages 55 and above) to 40 to 60 percent of units.
 - vii. Purpose G: Design common areas for people to meet and develop strong social ties.
 - viii. Purpose H: Provide compact, sustainable development that preserves open space for recreation, hiking paths, community gardens, and other public uses.
 - ix. Purpose I: Encourage walkable neighborhoods by providing sidewalks, hiking paths, and connections to shops and services.
 - x. Purpose J: Facilitate public interaction along the street by including residential units with porches and covered stoops, as appropriate.
 - xi. Purpose K: Minimize the emphasis of private vehicles by recessing garages back from the facade of the structure or providing utility access to garages on rear alleyways, where possible.
 - xii. Purpose L: Retain existing buildings with historical or architectural features that define the visual character of the community. Retain properties such as Belton Court, listed on the National Register of Historic Places. Retain monumental landscaping and features such as the existing cedar hedge and stonewall along Middle Highway.
 - xiii. Purpose M: Incorporate low impact development principles into the design to reduce energy consumption for construction, operation, and maintenance, to reduce impermeable pavement, and to encourage use of sustainable materials and energy sources.
 - xiv. Purpose N: Encourage access to multi-modal transit.
 - xv. Purpose O: Provide mixed use for developments with more than 20 contiguous acres of upland, to assure convenient access to some of the goods and services needed for a diverse population.
- B. The proposed development as depicted at the conceptual master plan level is consistent with the “Village” zone Developer Guidance in general, as noted below; however, the proposed density exceeds the level contemplated for the Village zone (5 units/acre) included in the Comprehensive Plan. Density and other inconsistencies, including inadequate buffers on the boundary with existing residential development, are noted below and addressed in the conditions of approval.
- C. The Developer Guidance requires the provision of 35 percent LMI units as a minimum

requirement to be eligible for consideration of the Village zoning designation. The Comprehensive Plan estimates that 20 LMI units would be produced through the Village zoning strategy at the Sowams Nursery parcels, which are located on the west side of Sowams Road and the east side of Sowams Road, the Palmer Pointe site. (Reference: Appendix IV, page IV-11). With the exception of two existing houses on Sowams Road to be sold as market-rate units, all of the units proposed in the Palmer Pointe Neighborhood master plan would qualify as Low-Moderate Income housing units, exceeding the 35 percent LMI minimum threshold in the Village zone Developer Guidance. (Building and Design Requirement 5A) Developer Guidance (Bullet 5F) states that residential density at the site “shall be no more than 5 units per acre,” with developable land to “exclude wetlands, floodplains and other constrained areas, but include common open space/recreation areas, roadway infrastructure and stormwater management areas.” Using estimates of developable land provided by the applicant’s engineer, Fuss & O’Neill, the applicant’s proposed density per acre of developable land, based on 50 units, is either:

- i. 8.87 units per developable acre, whereas developable acreage totals 5.64 acres, excluding areas within CRMC’s 200-foot coastal wetland setback; or,
- ii. 7.54 units per developable acre, whereas developable acreage totals 6.63 acres, excluding areas within the Town’s 100-foot wetland setback. (In this calculation, the area within the CRMC setback to be used for storm-water management and passive open space is counted as developable area.)

Both calculations demonstrate the development exceeds the Developer Guideline establishing density at up to five (5) units per acre. The Board further finds that the area within the CRMC setback is considered a “constrained area” to be excluded from the density calculation; therefore the developable acreage totals 5.64, and the density as proposed is 8.87 units per developable acre.

- D. The Planning Board finds that the Comprehensive Plan does contemplate yet another density bonus. Housing & Neighborhoods Strategy 5-8, “Strongly Negotiate New Comprehensive Permits,” allows for a “one-step” increase in density in comprehensive permit developments that provide more than 50 percent LMI housing units. This would mean a site zoned Residence 25, such as this property, would be eligible for a one-step increase in density, or Residence 10 density. However, this site, though zoned R-25, is designated in the Future Land Use Map as eligible for “Village” zoning – such that Palmer Pointe, with more than 50 percent LMI housing, could be eligible for a density higher than the 5 du/acre should the parcel be re-zoned to “Village”.
- E. Based on the Planning Board’s accepted calculation of developable area noted above, the site, if rezoned to “Village,” could yield 28 units based on the 5 units per acre density limit (Finding 1D). With the development proposing more than 50 percent LMI units, the Planning Board finds that an increase in the number of units above five units per acre as

appropriate, provided that the site is able to support the additional units while also achieving consistency with the Developer Guidance in the Comprehensive Plan – including guidelines for protecting neighbors with adequate buffers, avoiding traffic impacts, setting aside recreational/common open spaces, and providing adequate management of storm-water. Reducing the total number of units to 42, including the two market-rate houses on Sowams Road, would result in a density of 7.45 units/acre based on 5.64 acres of developable area. A total of 42 units would represent an increase of 49 percent over the maximum of 5 du/acre stated in the Developer Guidance for the Village zone. The density increase is within 50 percent maximum one-step percentage increase for comprehensive permit projects in zones where there is no further step increase available. *See condition of approval No. 1.*

- F. While there is an argument for higher density given the percentage of LMI units, the Planning Board is concerned that the proposed development fails to provide a mix of new market-rate units in addition to the LMI units, which would achieve one of the purposes of the Village zone: “Encourage a form of development that embraces the town and neighbors, and does not give the appearance of a stand-alone development or “gated community.” (Purpose “C”). Other than the two existing houses on Sowams Road, which are to be sold off, Palmer Pointe proposes all of the units to qualify as LMI units, creating a “stand-alone development.” Reducing the number of units would help reduce this inconsistency with this Developer Guidance purpose. *See condition of approval No. 1.*
- G. Also, the Village zone Developer Guidance states that the provision of housing for 55-and-over “seniors” is one of the purposes of a “Village” or “Mixed-Use Village” zone. The Developer Guidance further establishes a goal of 40 to 60 percent of units within these zones to be designed for “seniors” (see Purpose “F”, Finding 1A(vi)). Age-restricting units within a development such as Palmer Pointe would be impractical; however, the master plan provides 12 one-bedroom, one-level units (25 percent of the total number of new units), which are compatible with the needs of an older population. Providing “senior”-accessible units within Palmer Pointe, with master bedrooms on the first floor, for example, is required in order for the development to achieve consistency with Purpose “F” of the Developer Guidance. *See condition of approval No. 2.*
- H. Village Developer Guidance proposes diversifying housing types that meet the needs of residents at varying lifestyles, recognizing that a village design can benefit the senior population. The Planning Board finds that the mix of unit types (1-, 2- and 3-bedroom units) is consistent with the Developer Guidance and therefore the current mix of units should be maintained. *See condition of approval No. 2.*

- 2. The proposed development, Palmer Pointe, is in compliance with the standards and provisions of the municipality's zoning ordinance and subdivision regulations, except where expressly varied

or waived. The Planning Board has determined that local concerns, affected by the relief granted hereby, do not outweigh the state and local need for low- and moderate-income housing.

A. Specifically, the following relief is granted:

- i. Zoning Ordinance Sec. 185-17. Variance for minimum lot area of 25,000 square feet, such as Lot 4 at 12,700 square feet and Lot 5 at 10,000 square feet, which do not have the minimum lot area, is granted. A reduction in lot size is consistent with a one-step density increase per Housing & Neighborhoods Strategy – Strongly negotiate new comprehensive permits, where a one-step increase in density is available for comprehensive permit projects with at least 50 percent LMI housing units.
- ii. Permitting streets in a major development to have a paved surface of less than twenty-six (26) feet, a waiver of Land Development & Subdivision Regulations Sec. 200-44.F is granted. In response to objections to applicant’s request for a street width of 20 feet raised by the Barrington Fire Chief, the Board grants a waiver for a 22-foot-wide paved surface, to preserve life-safety access.
- iii. Allowing multi-family housing in an R-25 zone, a variance of Zoning Ordinance Sec. 185-8, which designates multifamily housing as a non-permitted use, is granted. This relief is consistent with Purpose “A” of the Developer Guidance for the Village zone, to increase the “diversity of housing types in Barrington.”
- iv. Allowing a laundry/office/maintenance facility in a residential zone, a variance of Zoning Ordinance Sec. 185-13, which does not list this type of facility as permitted accessory use, is granted. This relief allows for an accessory use that is appropriate within a multifamily development.
- v. Permitting land disturbance, but no new structures, within 100 feet of a wetland edge, is granted, for the restoration of the site in accordance with requirements of CRMC, an area designated on the site plan as “meadow,” and the proposed sewer line connection. Per Zoning Ordinance Sec. 185-174.A, land disturbances will occur within 100 feet of a wetland only to construct a sewer connection, restore wetland buffers, and provide public access to the coast. The Conservation Commission has reviewed the proposal, including the work within the wetland setback; comments from the Commission are addressed in conditions of approval. *See condition of approval No. 16.*
- vi. Allowing insufficient or no frontage for an open space lot (such as Lot 3) is granted. A minimum of 140 feet is required per Zoning Ordinance Sec. 185-17. No frontage

is provided for Lot 3, an open space lot that will be designated for public use; however, an easement to maintain public access will be required at the preliminary plan stage. *See condition of approval No. 7.*

- B. The Board requires further information – including detailed engineering at the preliminary plan stage and a revised site plan reducing the number of units, per conditions of approval – to evaluate the following requested relief for consistency with Housing and Neighborhoods Strategy 5-9, the Village Zone Developer Guidance and the local need for LMI housing. *See conditions of approval Nos. 5 and 6*
- i. A lot, such as Lot 1 on the proposed plan, may be established as a through lot, surrounded on all sides by proposed streets – allowing a waiver of Land Development & Subdivision Regulations Sec. 200-47.B, provided that there are no rear yards fronting on a street. This is the case with current design with regard to Lot 1, which orients all of the units on the lot to face the street, and, where there are no units, places a common green that extends from one street to the next.
 - ii. Allowing less than the minimum side yard of 14 feet or 10% of the frontage, whichever is greater, as required per Zoning Ordinance Sec. 185-17. The waiver will be considered, provided that a reduction in side-yard setbacks is internal to the development site and not in relation to any abutting lot or parcel.
 - iii. Zoning Ordinance Sec. 185-17. Allowing minimum front yard depth less than 30 feet; the Lot 1 minimum front yard is eight (8) feet, Lot 2 minimum front yard is 14 feet, and Lot 4 minimum front yard is 22 feet. Further evaluation of these dimensional variances is needed following revisions to the design to accommodate fewer units, per condition of approval No. 1.
 - iv. Zoning Ordinance Sec. 185-17. Allowing minimum building-lot coverage greater than 20% (i.e. Lot 1 building lot coverage of 29%). Revisions to the design, as required to reduce the number of units will change the building lot coverage calculations for all lots, including Lot 1.
 - v. Zoning Ordinance Sec. 185-17. Allowing minimum setback of accessory structures less than the 14 foot minimum in the R25 zone. The accessory structure, identified as “Building ‘A’” on the site plan, is less than five feet from the street right of way. The applicant has not yet demonstrated this relief is necessary; alternatives include providing a larger front-yard setback and reducing the size of the proposed building.
 - vi. Zoning Ordinance Sec. 185-79.A(3) and (4). Allowing parking in the front yard for some unit types. The Board is concerned that the parking spaces shown within the front-yard setback also extend into the street right-of-way, such that

spaces dedicated to private residential uses are partially within the public right-of-way. No portion of required "off-street" parking spaces should be within the public right of way.

vii. The following waivers will be considered following the submission of revised site plans reducing the number of units and review by the Town's consulting engineer at the preliminary plan stage, as the waivers relate to technical issues such as utility layout and storm-water management design:

1. Allowing a center-line curve having less than the minimum radius of one hundred twenty-five (125) feet where a deflection angle of ten degrees or more occurs in the center line of a street (Land Development & Subdivision Regulations 200-44.F).
2. Allowing intersecting street lines with less than the radii required per Land Development & Subdivision Regulations 200-44.K.
3. Allowing for alternative curbing other than granite, which is required per Land Development & Subdivision Regulations 200-52.B.
4. Allowing sanitary sewer to be placed outside the centerline of the internal street (Land Development & Subdivision Regulations 200-52.J(1)).

C. The following requested relief is found to be unnecessary based on the proposed master plan submission. Further consideration of the requirement may be necessary at preliminary plan review.

- i. Zoning Ordinance Sec. 185-95.A. Minimum "house lot" areas may be reduced by 25% from 25,000 square feet to 18,750 square feet. The reduced lot sizes denoted in the ordinance do not reflect reductions of 25% from the minimum lot areas of the underlying zones.

D. Relief for insufficient off-street parking required per Article XV of the Zoning Ordinance has not been requested. However, the number of off-street parking spaces provided in the plan does not comply with the minimum number required, as spaces shown within the proposed street right of way or within the minimum front yard setback do not qualify as "off-street" parking. The Board will consider relief for off-street parking in evaluating the revised site plan required at the preliminary plan stage. *See conditions of approval Nos. 1, 5, and 6.*

3. All low- and moderate-income housing units proposed are integrated throughout the development, with 100 percent of the new units to qualify as LMI housing units. The units are compatible in scale and architectural style to the market rate units in the project and the surrounding neighborhood, including the two single-family lots on Sowams Road, as the

buildings feature residential-scale architectural details such as pitched roofs, articulated facades, and front porches. The LMI units will be built and occupied prior to, or simultaneous with the renovation and occupancy of the two market rate units on Sowams Road.

4. The Planning Board concludes that there are no known negative environmental impacts from the proposed development as shown on the conceptual master plan. While there were questions raised by Thomas Nicholson, Chief Engineer, C&E Engineering, Woonsocket, about the design of the street system and the functionality of the storm-water management design, including the long-term performance of underground roof infiltration systems, the Board finds that a discussion of these issues is premature prior to the submission of full detailed engineering plans for the site, to include a peer-review evaluation by the Town's consulting engineer.

The applicant will be required to demonstrate, through the provision of the required detailed engineering plans and other information at the time of their preliminary plan submission, that there will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval. Environmental issues, cited by Mr. Nicholson and also by the Conservation Commission in its memo dated 5/22/13, include: provision of adequate storm-water management, restoration of disturbed areas within the wetland setback and remediation of environmental issues identified in environmental assessments of the property, likely to include soil contamination from the past use of chemicals related to the long-term agricultural use of the site. *See conditions of approval Nos. 8, 11, 13, 14, 15 and 16.*

5. The Planning Board concludes that there are no known negative impacts on the health and safety of current or future residents of the community apparent from the proposed conceptual master plan, provided that the Planning Board's conditions of approval are addressed. Questions about potential health and safety impacts raised by consulting planner Ashley Hahn and Mr. Nicholson regarding the proposed density, the adequacy of buffers and roadway width, and potential traffic impacts will be addressed with the revision of the site plan and reduction in density required with the conditions of approval.

In providing additional information at the preliminary plan stage – including a new layout of the roadway, buffers and parking areas; results of environmental assessments of the site; peer-reviewed engineering plans; and calculations and a full traffic impact study – the applicant will be required to demonstrate there will be no significant negative impacts on the health and safety of current or future residents of the community in areas including, but not limited to, safe circulation of pedestrian and vehicular traffic, provision of emergency services, sewage disposal, availability of potable water, adequate surface water runoff, and the preservation of natural, historical or cultural features that contribute to the attractiveness of the community. *See conditions of approval Nos. 1, 3, 11, 13, 14, 15, 16 and 17.*

6. The Planning Board concludes that all units within the development will have adequate and

permanent physical access to a public street, namely Sowams Road, through a network of street/driveways internal to the development. All lots, with the exception of any proposed open space lot with no structures, will have adequate and permanent physical access to a public street.

7. The Planning Board also concludes that the proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. The Board finds that any lot created as permanent open space and/or permanently reserved for a public purpose (such as Lot 3) may be comprised solely of land unsuitable for development or storm-water management, provided that the access is established allow for maintenance of the storm-water facilities and sewer line, and use of the open areas as needed to meet the Village Zone Open Space/Recreation Requirements, per Developer Guidance, Bullet 5G.

CONDITIONS OF APPROVAL

1. The maximum number of units within the development shall be reduced from 50 to 42 (i.e. 40 new LMI units). This maximum is subject to potential further reduction based upon engineering considerations. *See Conclusions and Findings Nos. 1B to 1F.*
2. Provide a minimum of ten (10) single-bedroom units (25 percent of the maximum number of units) with the remainder of the units a mix of two and three bedrooms, maintaining the same proportion of the original submission and with some master bedrooms on the first floors. *See Conclusions and Findings Nos. 1G and 1H.*
3. The site layout plan shall be revised to enhance the buffers on the edges the development, to include additional plantings and fencing, and the removal of all paved areas within 25 feet of the northerly and southerly property lines. *See Conclusions and Findings No. 5.*
4. Street pavement width shall be widened to a minimum of 22 feet. The Fire Department Access Diagram dated 4/11/13 shall be revised based on revised street layout. All parking lot driveways shall be widened to 20 feet for Preliminary Plan submission, as required by the Fire Chief, and on-street spaces shall be 9 feet by 21 feet. *See Conclusions and Findings No. 5.*
5. With the reduction in the number of units, the site layout plan shall be revised to reduce, where feasible, the requested waivers and variances to be evaluated at the preliminary plan stage per Conclusions and Findings No. 2B. *See Conclusions and Findings Nos. 2B and 5.*
6. Provide a revised list of requested waivers and variances based on the revised plans.
7. Provide easements to the Town of Barrington maintaining public access on portions of sidewalk on private property, and providing access to the open space lot. Show easement areas on plans, and provide draft easement agreements. Assign maintenance responsibility - snow removal, repairs - in sidewalk easement agreement to applicant for all sidewalks on-site. *See Conclusions and Findings No. 5.*

8. Provide draft storm-water maintenance agreement subject to review by the Director of Public Works; provide easements for access to storm-water management areas and sanitary sewer lines, as needed. *See Conclusions and Findings No. 5.*
9. For the purposes of calculating a fee-in-lieu, provide an engineer's estimate equal to the cost of construction of a sidewalk along the Sowams Road frontage of the properties included in the application, subject to review by the Department of Public Works and the peer-review engineer.
10. Provide the required bike storage per Land Development & Subdivision Regulations Sec. 200-45.2, as part of the preliminary plan submission. Storage inside a shed does not meet the standard.
11. The applicant shall submit to the Town a peer review fee in the amount of \$6,000, for review of the preliminary plan submission, including, but not limited to, the revised lot, street, building, utility, storm-water design, subsurface drainage structures, the parking layout, drainage calculations, the proposed buffers as specified in the landscape plan, the results of the full traffic impact analysis, and environmental site assessments.
12. Provide details on proposed storage units in the Preliminary submission.
13. Provide a lighting plan and photometric plan at preliminary demonstrating no light impacts on abutting properties. "Dark sky" lighting fixtures shall be required.
14. Submit one full copy plus the executive summaries of environmental site assessments completed at the site as part of the preliminary plan submission, to include an assessment of chemicals used at the nursery and potential risks to human health and the environment. *See Conclusions and Findings Nos. 4 and 5.*
15. Revise the plans to respond to the April 4, 2013 memorandum from Department of Public Works Director Alan Corvi, and to address other comments from the Notes of the April 11, 2013 Department Review meeting at the Department of Public Works.
16. Address comments from the Conservation Commission, as described in the memorandum from Conservation Commission Chair Cyndee Fuller dated May 13, 2013. *See Conclusions and Findings No. 2A(v).*
17. Submit the required traffic impact analysis, per Sec. 200-84.1 of the Land Development & Subdivision Regulations, subject to peer review. The study area shall include peak hour intersection analyses at the Sowams Road and County Road and at Sowams Road and Kent Street. The study shall factor in projected growth, to include plans for development of the American Tourister site in Warren, or, if there are no current development plans, build-out of the site as projected in the Warren Comprehensive Plan or related document. Further, the study shall evaluate conditions for pedestrian access on Sowams Road in the study area, to include recommendations for potential off-site sidewalk locations. *See Conclusions and Findings No. 5.*

18. The applicant shall pay the master plan application fee in the amount of \$9,600.”

The motion carried unanimously (7-0).

Committee reports from the Planning Board

Police Cove: It was noted the Committee at its last meeting selected an artist to complete a sculpture for the park, and also discussed alternates to bring the estimated project costs within budget. The artist chosen was Wright Deter, from Cranston.

Wayfinding and Streetscape: It was noted that the Town’s consultant, Birchwood Design Group, has presented to the Committee its initial ideas regarding signage and streetscape improvements. A meeting with the Barrington Business Association will be September 10 to get feedback from local businesses, and a public workshop will be held the morning of Saturday, September 21st.

Adjournment

Upon a motion by Mr. Milman, with a second by Ms. Galbraith, the Board unanimously (7-0) voted to adjourn the meeting at 9:05 p.m.