

TOWN OF BARRINGTON PLANNING BOARD

Regular Business Meeting
Minutes of the September 12, 2013 Meeting
Council Chamber, Barrington Town Hall

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

Present: Michael McCormick – Chairman, Edgar Adams, Mike Carroll, Paul Dulchinos, Anne Galbraith, Christine O’Grady, Jean Robertson, Larry Trim

Absent: Seth Milman

Also Present: Assistant Solicitor Andrew Teitz, Town Planner Phil Hervey, Secretary Audra Raleigh

Consent Agenda

Item 3.1 & 3.2: Approve Minutes: August 6, 2013 Regular Business Meeting and accept Administrative Officer’s Report

Motion: Mr. Carroll moved to approve the consent agenda, which included approval of the minutes as written of the August 6, 2013 Regular Business Meeting, and, to accept the Administrative Officer’s report as written. Ms. Robertson seconded the motion and it carried unanimously (8-0).

The Administrative Officer’s Report included the following recorded plats and Zoning Map changes:

- Administrative Subdivision – St. Andrew’s School (Assessor’s Plat 16, Lots 6 and 7). The administrative subdivision reduced the lot area of Lot 7 by 1.07 acres, adding it to Lot 6. The change expanded Lot 6 in the area where St. Andrews proposed building tennis courts for the campus. Lot 7 is a single-family house lot; Lot 6 encompasses the rear portion of the school campus.
- Zoning Map Amendment – St. Andrew’s School. The Town Council on July 15, 2013 approved the Zoning Map amendment in the northeast corner of the St. Andrew’s School campus, as depicted on the “Concept Division and Zoning Modification” sheet by InSite Engineering dated 5/2/13. The Planning Board recommended the zone change at the May 7, 2013 meeting, in conjunction with its review of proposed tennis courts in that area. The zone change matches the lot line shift described in the above Administrative Subdivision Plan, with the RE zone expanding and the R25 zone shrinking. The Council vote included the condition that uses in the rezoned area be limited to tennis courts.
- Dziuba Subdivision. Final plan subdividing Lot 380 on Assessor’s Plat 22 into four (4) lots with frontage on South Street and Maple Avenue was recorded on July 25, 2013. The Planning Board granted final plan approval on July 2. Site is zoned R10 and NB. An existing two-family structure on Maple Avenue will be renovated to provide two (2) affordable housing units. Board granted relief under provisions of the comprehensive permit process.
- Gladding Farm Re-Plat. Administrative subdivision merged Lots 355 and 356 on Assessor’s Plat 26, resulting in an 118,800-square-foot parcel. Property is located on the east side of

Adams Point Road, in an R25 zone. Plans by: David D. Gardner & Associates, Inc., 200 Metro Center Blvd., Warwick, RI 02886, dated March 18, 2013, scaled at 1"= 30'.

Public Hearings

Item 4.1 Public Hearing on Bluemead Farm Plat Amended Master Plan/Preliminary Plan Comprehensive Permit Submission (Assessor's Plat 10, Lots 3 and 8). Proper notification by mail of the meeting was not provided by the applicant, so the Board could not open the public hearing.

Motion: Ms. Galbraith made a motion to continue Item 4.1, the public hearing on the Bluemead Farm Plat amended master plan/preliminary plan comprehensive permit submission, to the October 1, 2013 Planning Board meeting. Mr. Carroll seconded the motion and it carried unanimously (8-0).

Item 4.2 (continued) Public Informational Meeting: Major Subdivision: Bluemead Farm Plat Conventional Master Plan Proposal (Assessor's Plat 10, Lots 3 and 8).

Bruce Cox, the applicant's attorney, has written the Board requesting that the public informational meeting on the conventional subdivision plan be continued to the October meeting with an extension of the decision deadline.

Motion: Ms. Robertson made a motion to continue Item 4.2, the public informational meeting on the Bluemead Farm Plat conventional master plan proposal, to the October 1, 2013 Planning Board meeting and to extend the deadline by one month, per the applicant's request. Mr. Dulchinos seconded the motion and it carried unanimously (8-0).

Item 4.3 Public Hearing on 83 Rumstick Road – Preliminary Plan (Plat 24, Lot 239). The applicant failed to provide proper notice by mail of the public hearing on the proposed 2-lot subdivision.

Motion: Mr. Carroll made a motion to continue Item 4.3, the public hearing on the 83 Rumstick Road preliminary plan submission, to the October 1, 2013 Planning Board meeting. Ms. Robertson seconded the motion and it carried unanimously (8-0).

Item 6.1 Comprehensive Community Plan – 5 Year Update. Mr. McCormick reminded the Board that the process for the last Comprehensive Community Plan update involved forming subcommittees, holding meetings around the sections of the plan for which each subcommittee was responsible, hold public workshops to get feedback on the plan and submit to the full Board, then the Town Council and the State for approval. Mr. McCormick noted that the State review process is quite lengthy. Mr. Hervey suggested submitting portions of the plan to the State as they are completed to speed up the process. Also noted in this process is that much time was spent on the last Comprehensive Plan doing an entire rewrite; this time the goal is to add the new elements that are required to be included, which are natural hazards and energy, and to tighten gaps in the plan.

The Board discussed the grouping of each subcommittee and the sections for which they are responsible. These are listed below.

Housing/Economic Development Subcommittee members are:

Jean Robertson-Chair
Edgar Adams
Paul Duchinos

Community Service/Circulation/Energy Subcommittee members are:

Anne Galbraith-Chair
Mike Carroll
Larry Trim

Natural & Cultural Resources/Open Space & Recreation/Natural Hazards Subcommittee members are:

Seth Milman-Chair
Christine O'Grady
Mike McCormick

Mr. Hervey and Ms. Galbraith will work together to put together a one-page document to inform the residents about the Comprehensive Plan and the process for it, noting that this is a chance to have an impact on the decisions made in the town. It was noted that the subcommittee meetings will need to be posted and minutes taken.

Committee reports from the Planning Board

Energy Committee: The Committee is discussing hosting a workshop on solar energy; they would like folks from different committees to join. There is a solar panel installation planned at DPW. A community garden at Vitullo farm that will use solar energy to power a pump.

Police Cove: It was noted that the review by RIDOT took 98 days, putting the timeline behind to begin groundbreaking in the spring. Mr. Hervey said the Town recently received word that the Town will receive \$100,000 for a new restroom at the park.

Technical Review Committee: There were a few signage proposals for the next mixed used buildings on Anoka; rentals went quickly and there will be a restaurant in the building as well.

Wayfinding and Streetscape: Mr. Adams, Mr. Trim and Ms. Robertson are on this committee. Ms. Robertson noted that Birchwood Design Group and Service Matters presented to the Barrington Business Association on September 10 options for the streetscape improvement plan and wayfinding signage. The design team would like feedback from the community, and will determine the phases of the project and the costs associated with each phase. Some areas could require creative solutions, such as the use of easements on private parcels to add sidewalks and parking. There will also be information kiosks -- one at the shopping plaza and one at Police Cove. There will be a public workshop on Saturday, September 21st from 9am to noon.

Adjournment

Upon a motion by Ms. Robertson, with a second by Mr. Dulchinos, the Board unanimously (8-0) voted to adjourn the meeting at 8:25 p.m.