

TOWN OF BARRINGTON PLANNING BOARD

Regular Business Meeting
Minutes of the October 7, 2014 Meeting
Council Chamber, Barrington Town Hall

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

Present: Michael McCormick – Chairman, Paul Dulchinos, Anne Galbraith, Christine O’Grady, Adam Streit, and Lawrence Trim

Absent: Jean Robertson, Edgar Adams, Michael Carroll

Also Present: Assistant Solicitor Amy Goins; Town Planner Philip Hervey; Council liaison Kate Weymouth; Audra Raleigh, secretary

Consent Agenda

Item 3.1: Approve Minutes: September 3, 2014 Regular Business Meeting (CA)

Motion: Mr. Streit moved to approve the minutes as written; Ms. Galbraith seconded the motion and it carried unanimously (6-0).

The Board tabled adoption of minutes of the Comprehensive Plan Workshops on September 22, 2014, September 25, 2014, and September 30, 2014 (unavailable).

New Business

Item 6.1: Minor Subdivision: 16 Crown Avenue – Two-lot subdivision with existing street frontage (Lot 118 on Assessor’s Plat 17, Residence 10 zoning). Proposal would result in two 12,000-square-foot lots, one with an existing house.

The applicant explained that if they were to take this one lot and unmerge it back to the original, it would result in 6 lots. Their intent instead is to unmerge the lots into two lots; 12,000 square feet each, vs. the 4,000 square feet each (which was the original size). The applicant presented to the Board his thoughts relative to the conformance with the neighborhood at the proposed lot size, and noted that one lot may front on a paper street; the applicant is looking into tax implications, etc.

Motion: Ms. O’Grady made the following motion:

“The Barrington Planning Board hereby grants Preliminary Plan approval for the “Crown Road Plat,” as depicted on plans for property located at 16 Crown Road in Barrington, Rhode Island, Assessor's Plat 17, Lot 118, Residence 10 Zoning District. Plans by: Turning Point Survey Company, 100 Broad Common Road, Bristol, RI 02809, dated Sept. 16, 2014. Approval is based upon the following findings of fact and conditions of approval:

Findings of Fact:

1. The proposed subdivision is consistent with the Comprehensive Community Plan in that the site is zoned for residential development with a minimum lot size of 10,000 square feet each (Residence 10 zoning);

2. The proposed lots are in compliance with the standards and provisions of the Barrington Zoning Ordinance, except the lots lack the required minimum 90 feet of developed street frontage (80 feet is provided for each of the lots on Crown Road). However, the applicant is seeking approval of the resubdivision of six original lots into two lots, as approved by the Zoning Board of Review on August 21, 2014 under the unmerger provisions of the Zoning Ordinance. The proposed lots have sufficient lot area, 12,000 square feet each, and the proposal to merge the lots would create two house lots consistent with the neighborhood, including existing lots immediately across Crown Avenue.
3. There will be no significant negative environmental impacts from the proposed subdivision, which is located on an infill site within an established neighborhood and requires minimal grading and vegetation removal for construction of the new house. The site is outside 100-year flood zone, and the applicant's surveyor has submitted a letter stating there are no wetlands on the subject parcel or in the immediate vicinity.
4. All proposed lots would have adequate and permanent physical access to a public roadway – Crown Avenue.

Conditions of Approval:

Prior to final plan submittal, the applicant shall:

1. Certify the granite bounds have been installed in accordance with the plans.

Final plan approval shall be administered by the Administrative Officer, subject to compliance with the conditions of approval.”

Mr. Dulchinos seconded the motion, and a vote was held:

- P. Dulchinos – Yea
- A. Galbraith – Yea
- M. McCormick – Yea
- C. O’Grady – Yea
- A. Streit – Yea
- L. Trim –Yea

Motion carried, 6-0.

Mr. Streit left around 8 p.m.

Old Business

Item 5.1: Revisions to Comprehensive Plan: review feedback from Public Workshops and revisions to Land Use element; discuss major themes, implementation priorities

Mr. McCormick noted no one was in the audience at the time of this discussion. Mr. Teitz commented on the Palmer Pointe decision from the court, noting that the court upheld the decision of the Planning

Board. He also spoke about the SHAB decision on the Residences at the Preserve and how it was compared to Palmer Pointe.

Review of Land Use Draft:

The Board reviewed a draft of the Land Use element. Comments included:

- Need new zoning for Zion property, as well as a new name for the zoning district
- Consider “Air Bed & Breakfast” as a use

Review of Circulation Draft:

The Board reviewed a draft of the Circulation element. Comments included:

- Remove reference to multi-modal in the first goal
- Identify off-road trails that already exist, and identify new ones
- Bike subcommittee – stronger language – identify “ACTION” to designate existing trails and create new ones
- Fewer stops, more prominent waiting point
- Actions under goal 4 can be tightened up

Review of Natural Hazards Draft:

The Board reviewed a draft of the Natural Hazards element. Comments included:

- More discussion needed on evacuation routes; the route on Middle Highway is about the only one that is not through a floodplain or susceptible to impacts from hurricane storm surge.
- Add: comments from sticky notes
- Move action C under goal 1 to goal 4
- Action B under goal 1 – move to community facilities
- Change goal 2 – hydrology
- Move E under goal 2 to goal 4
- Add educational forum (from note)

Review of Natural & Cultural Resources Draft:

The Board reviewed a draft of the Natural & Cultural Resources element. Comments included:

- Goal 1 – E (add written comments) – move to Land Use
- Consolidate Goal 1 actions
- Goal 2 – last action – move to goal 1 – identify which ones are high priority
- Goal 3 – use suggestions from sticky note (see written note)
- Goal 6 – delete action D; combine A & B
- Goal 7 – Delete all
- Put right of way study in Open Space & Rec

Review of Energy Draft:

The Board reviewed a draft of the Energy element. Comments included:

- Add K (sticky note) to Goal 1
- Delete G
- Item H – should be for Town buildings
- Goal 2 – combine all actions
- Goal 3 – Delete B

- Goal 4 – Delete D

Review of Open Space & Recreation Draft:

The Board reviewed a draft of the Open Space & Recreation element. Comments included:

- Goal 1 – A – as edited on poster
- Goal 2 – consolidate as edited on poster
- Goal 4 – combine A, B & C
- Goal 5 – add to Goal 1

Review of Housing & Neighborhoods Draft:

The Board reviewed a draft of the Housing & Neighborhoods element. Comments included:

- Action B – delete
- Item E – should be under Land Use
- Item G – move to Land Use
- Goal 4 – Action A – delete
- Combine B & C – get rid of word “fund” – Housing Trust can figure out how to fund it
- Delete Item D
- Combine F & G

It was noted that the next scheduled Planning Board will be on Wednesday, November 5th at 7:00 p.m., as the regularly scheduled meeting would fall on Election Day.

Adjournment

Upon a motion by Ms. Galbraith, with a second by Mr. Dulchinos, the Board unanimously (5-0) voted to adjourn the meeting at 10:30 p.m.