

# TOWN OF BARRINGTON PLANNING BOARD

Regular Business Meeting  
Minutes of the March 3, 2015 Meeting  
Council Chamber, Barrington Town Hall

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

**Present:** Michael McCormick – Chairman, Lawrence Trim, Jr. – Vice Chairman, Anne Galbraith, Christine O’Grady, Timothy Lang, Paul Dulchinos

**Absent:** Jean Robertson, Edgar Adams, Adamson Streit

**Also Present:** Assistant Solicitor Amy Goins; Town Planner Philip Hervey; Council liaison Michael Carroll; Mary Ann Rosenlof, secretary

## **Consent Agenda**

### **Item 3.1: Approve Minutes: February 3, 2015 Regular Business Meeting**

**Motion:** There was a motion by Ms. Galbraith to approve the minutes as submitted; Mr. Trim seconded the motion, which carried unanimously (6-0).

## **Public Hearings**

### **4.1 Public Informational Meeting - Master Plan submittal for “Fox Run Major Subdivision,” a proposed eight-lot subdivision on the east side of Sowams Road, to include a new street (Assessor’s Plat 30, Lot 308).**

*Present:* Richard Lipsitz of Waterman Engineering, applicant Fred Almeida,

Mr. Lipsitz described the proposed plan, which involves the creation of eight lots on a new street. He said that Mr. Almeida is seeking a 20 percent density bonus in exchange for providing the two required affordable housing units off-site. Several of the lots are under-sized, approximately 20,000 square feet each. The property is zoned Residence-25, which requires a minimum lot area of 25,000 square feet, and Conservation (between the sewer easement and the Palmer River).

Ms. Goins described the Town’s inclusionary zoning requirements. She advised the Board to allow the density bonus, based on recent changes to State law regarding inclusionary zoning.

Mr. Lipsitz is seeking a waiver to demarcate the rear lot corners with iron rods rather than granite bounds, as required by the Town’s Land Development & Subdivision Regulations. However, the applicant would still use granite bounds in the street as required.

Heather Johnson, 7 River Oak Road, asked that preservation of an existing natural buffer be considered.

Mr. Lipsitz mentioned a memo (dated 2/11/15) submitted to Mr. Hervey from Alan Corvi, Director of Public Works, which lists Mr. Corvi’s comments and concerns for this project. Mr. Lipsitz said that he agrees with the recommendations and they will be completed at the preliminary plan / final plan stages.

Mr. Lipsitz asked the Board to consider the value of the Conservation-zoned land – which the applicant proposes to donate to the Land Trust – to offset the fee in lieu of for the sidewalks. The Land Trust has expressed interest in this land.

In response to a question from the Board, Mr. Almeida said the two off-site units, both apartments above retail space in a Bosworth Street mixed-use building, were last renovated about 15 years ago.

Charlotte Sornborger, Land Trust, questioned the 200-foot setback and if there is an accommodation for the State's projected 5 feet of sea level rise. Mr. Lipsitz said that it's not an issue because the lowest point within the portion of the subdivision to be developed would be several feet above mean high tide even if waters sea levels rise as much as 5 feet.

Mr. McCormick asked Board members whether they would support drafting a motion to approve, for consideration at the April meeting. All Board members expressed support for a motion, to include conditions of approval addressing Mr. Corvi's comments, and the requested waivers (sidewalks and granite bounds). The Board also requested the applicant provide a letter of interest from the Land Trust in the proposed land to be donated, and an estimated value of the land in question, as well as an estimated cost of a sidewalk that would comply with Town requirements.

Mr. McCormick added that before consideration for iron rods to demarcate the rear lot corners, the Board should understand the purpose as to why granite monuments were originally designated as the type of permanent monument in Barrington. Further research is needed; however, a decision is not needed until final plans are submitted.

Mr. Hervey said, based on the direction provided by the Board, the Town would provide a draft to approve the preliminary plan and a vote will be held at the next Planning Board meeting on April 7, 2015.

### **New Business**

*No new business.*

### **Reports & Special Items**

**Comprehensive Plan Public Hearing:** Mr. McCormick stated that the Public Hearing is to be held on March 25, 2015 at 7:30 at the Barrington Town Hall and requested that Planning Board members attend if they are available.

**Police Cove Park:** Mr. Hervey reported that William Anthony Excavating, Inc. of North Kingstown has been awarded the bid to build the park, with expected construction to begin in April 2015.

**George Street:** Mr. Hervey said that a minor subdivision plan to create two separate house lots as well as expand the cemetery property will go to the Planning Board for a vote at the next meeting.

**Parking Study:** Four bids were received and two will be invited to submit cost proposals. The selection/review committee consists of Mr. Hervey and Mr. DeAngelis.

### **Comments from Board Members, Council Liaison, Town Planner**

*No comments.*

### **Adjournment**

Upon a motion by Mr. Dulchinos, the Board voted to adjourn the meeting at 8:05 p.m.