

**PUBLIC HEARING of the Town Council held Wednesday, September 14, 2005 at 7:07 P.M. in the Council Chamber, Town Building, Harrisville for and within the Town of Burrillville.**

**MEMBERS PRESENT: Councilors Jacqueline Zahn, Councilors William A. Andrews, Nancy F. Binns, Margaret L. Dudley, Ronald E. Faford and William E. Gonyea.**

**MEMBERS ABSENT: Council President Wallace F. Lees was excused due to vacation.**

**Relative to considering and acting upon proposed amendments to the Burrillville Zoning Ordinance and Map, specifically:**

**• Chapter 30-31.(a)(5):**

**Repeal: “Parking will generally be limited and most often occur at curbside.”**

**Add: “Parking will generally be limited in accordance with regulations set forth under Section 30-156 Off-street parking and loading, §§(a)(2) and (a)(3) as per the discretion of the Site Plan Review process as directed by the Planning Board.**

- **Proposed rezoning of lots located within the Development Management District Overlay Zone, which is adjacent to Route 102, for the purpose of correcting split-zone lots that may result in interference/limitation of development potential; specifically:**

**Parcel Existing Zoning Recommended Zoning**

**Map 97, Lot 16 F5/R20 R20**

**Map 114, Lots 6 and 7 F5/R20 R20**

**Map 129, Lot 31 GC/F5 GC**

**Map 129, Lot 32 GC/F5 F5**

**Map 146, Lots 22 & 25 F5/GC F5**

**Map 162, Lots 24, 25, 26 R20 VC**

**Map 162, Lots 27, 28, 32 GC/R20 VC**

**Map 162, Lots 29, 30, 31, 33, 40 GC VC**

**Map 162, Lots 41, 50 F5/R20 VC**

**Map 179, Lot 20 GC/R20 R20**

**Map 179, Lot 56 GC VC**

**Map 179, Lot 84, 102 GC/R20 GC**

**Map 179, Lots 91, 92 GC/R20 R20**

**Map 196, Lot 36, 42, 44, F2/R20 F2**

**Map 214, Lots 6, 7, 97 F2/R20 F2**

**Map 214, Lots 98 R-20 F2**

**NOTE: The notice of meeting and description was advertised in the legal section of the Woonsocket Call on August 24, August 31 and**

**September 7, 2005.**

**NOTE: Notice was sent to all abutting property owners by certified mail, as required by law.**

**1. Comments/Input/Recommendation from Thomas J. Kravitz, Town Planner and Economic Development Coordinator.**

**Thomas J. Kravitz, Town Planner and Economic Development Coordinator, explained that the current proposal was Phase II of the Route 102 Overlay Zone. The amendments were proposed by the Route 102 Study Committee, with consultation by the Town Planner, Town Manager and The Maguire Group, he said. The purpose of the second phase, he said, was to address lots that are split to multiple zones and that in most cases they are corrections to the existing zoning map.**

**Mr. Kravitz pointed out that there was one proposed change from general commercial to village commercial in the village area of Oakland. That recommendation would incorporate mixed use in the plan. Councilor William A. Andrews explained that “mixed-use” buildings are generally two-story buildings with businesses on the first floor and residence on the second floor. He asked whether the building would be limited to one business and one apartment. Mr. Kravitz said that, depending on the lot size and the constraints of the property: it might be possible to have more than one business and/or**

**more than one residence.**

**2. Comments/Input/Recommendation by Administration (Town Solicitor, Town Manager).**

**Michael C. Wood, Town Manager, indicated that the majority of the recommendations from the Route 102 Study Committee have been implemented. Phase II corrects split-lot zones, which allows property owners to use their property to its fullest potential.**

**Walter J. Kane, Town Solicitor, said that the proposed changes were essentially housekeeping issues that prevent limitations to the use of the split-zone parcels. The proposal, he said, is in conformation with the recommendations of the Route 102 Study Committee. Mr. Kane said that the proposed ordinance was technically prepared correctly but that there were two minor changes that the Zoning Official intended to introduce.**

**Joseph Raymond, Zoning Official, indicated that there had been an error in the published proposal because the recommended zoning for two lots was reversed. Mr. Raymond asked that the proposed ordinance be amended as follows:**

**Parcel Existing Zoning Recommended Zoning**

**Map 129 Lot 31**

**GC/F5**

**F5**

**Map 129 Lot 32**

**GC/F5**

**GC**

**Michael C. Wood, Town Manager, proposed that the hearing recess to allow for residents to pose specific questions to the Town Planner and Building Official. Mr. Wood suggested that after questions about individual lots had been discussed, further discussion of the proposal could continue during the reconvened public hearing.**

**Joseph Raymond, Building Official, displayed maps of the proposed changes and explained the proposed changes to Map 129, Lot 31 and Map 129, Lot 32.**

**VOTED to recess at 7:25 P.M.**

**Motion by Councilor Margaret L. Dudley. Seconded by Councilor Ronald E. Faford. The motion was unanimous by the six members present. Voting in favor of the motion were Councilors Jacqueline Zahn, William A. Andrews, Nancy F. Binns, Margaret L. Dudley, Ronald E. Faford and William E. Gonyea. Council President Wallace F. Lees was excused.**

**The hearing reconvened at 7:45 P.M.**

**Note: Councilor William A. Andrews recused because the proposal would affect his property.**

**3. Proponents: None**

**4. Opponents: None**

**5. Town Council Members Comments/Input: None**

**6. VOTED to close the public hearing.**

**Motion by Councilor Margaret L. Dudley. Seconded by Councilor Nancy F. Binns. The motion carried, five in favor, one recusal, one excused.. Voting in favor of the motion were Councilors Jacqueline Zahn, Nancy F. Binns, Margaret L. Dudley, Ronald E. Faford and William E. Gonyea. Councilor William A. Andrews recused. Council President Wallace F. Lees was excused.**

**7. VOTED to pass the zoning amendment, with the change that Map 129, Lot 31 would be changed to F5 in its entirety and Map 129, Lot 32 would be changed to General Commercial, in its entirety, as follows::**

**The Town Council of the Town of Burrillville hereby ordains:**

• **Chapter 30-31.(a)(5):**

**Repeal: “Parking will generally be limited and most often occur at curbside.”**

**Add: “Parking will generally be limited in accordance with regulations set forth under Section 30-156 Off-street parking and loading, §§(a)(2) and (a)(3) as per the discretion of the Site Plan Review process as directed by the Planning Board.**

• **The following lots, located within the Development Management District Overlay Zone, be rezoned as follows and that the zoning map be changed to reflect the rezoning.**

**Parcel Zoned**

**Map 97, Lot 16 R20**

**Map 114, Lots 6 and 7 R20**

**Map 129, Lot 31 F5**

**Map 129, Lot 32 GC**

**Map 146, Lots 22 & 25 F5**

**Map 162, Lots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 40, 41,50 VC**

**Map 179, Lot 20 R20**

**Map 179, Lot 56 VC**

**Map 179, Lot 84, 102 GC**

**Map 179, Lots 91, 92 R20**

**Map 196, Lot 36, 42, 44, F2**

**Map 214, Lots 6, 7, 97, 98 F2**

**This ordinance shall take effect on passage.**

**Adopted this 14th day of September 2005**

**Motion by Councilor Margaret L. Dudley. Seconded by Councilor William E. Gonyea. The motion carried, five in favor, one recusal, one excused.. Voting in favor of the motion were Councilors Jacqueline Zahn, Nancy F. Binns, Margaret L. Dudley, Ronald E. Faford and William E. Gonyea. Councilor William A. Andrews recused. Council President Wallace F. Lees was excused.**

**8. VOTED to adjourn at 7:50 P.M.**

**Motion by Councilor Margaret L. Dudley. Seconded by Councilor William E. Gonyea. The motion was unanimous by the six members present. Voting in favor of the motion were Councilors Jacqueline Zahn, William A. Andrews, Nancy F. Binns, Margaret L. Dudley, Ronald E. Faford and William E. Gonyea. Council President Wallace F. Lees was excused.**

**The hearing was taped. The tape is on file with the record of the**

**hearing.**

**Louise R. Phaneuf**

**Town Clerk**