

BARRINGTON PLANNING BOARD

Regular Business Meeting

Tuesday, May 1, 2012 at 7:00 p.m.

Town Council Chamber, 2nd Floor, Town Hall - 283 County Road

AGENDA

1. Call to Order

2. Roll Call and Determination of Quorum

3. Consent Agenda

3.1 Approve Minutes: March 6, 2012, April 3, 2012 Regular Business Meetings (CA)

3.2 Request for Six-Month Extension of Preliminary Plan Approval: Paul J. Baggott Minor Subdivision (Assessor's Plat 11, Lot 24) (CA)

4. Public Hearings

4.1 Public Informational Meeting: "The Residences at the Preserve" Comprehensive Permit / Master Plan Application – construct multi-unit buildings with a total of 27 residential units on a vacant 6.6-acre parcel on George Street (Assessor's Plat 37, Lot 3A) adjacent to the Nockum Hill conservation area. Comprehensive Permit provisions require at least 25 percent of the units to qualify as Low-Moderate Income housing. Property zoned Residence 40.

4.2 Public Hearing: "Preliminary Subdivision of Lavin's Marina" – subdivide Lot 225 on Assessor's Plat 1 into ten (10) house lots, with frontage on Woodbine and Narragansett Avenues. Project is subject to mandatory inclusionary zoning, allowing for a 20 percent density bonus. Two of the houses to qualify as Low-Moderate Income

housing. Property zoned Residence 10.

4.3 Public Hearing: Master Plan/Development Plan Review – Mixed-use development at Anoka Avenue and Wood Avenue (Neighborhood Business zone). Two new buildings with street-level retail and apartments above (4 units) and a new parking lot proposed. (Assessor’s Plat 23, Lots 180 and 181). Street address: 10 Anoka Avenue. Property zoned Neighborhood Business.

4.4 Public Hearing: Proposed Revisions to Comprehensive Permit Strategy in Comprehensive Plan

5. Old Business

None

6. New Business

6.1 Final Plan Review – Proposed expansion of the Bayside YMCA, 70 West Street (Open Space-Active zone, Lots 96, 206 and 243 on Assessor’s Plat 24). The Greater Providence YMCA is proposing to demolish portions of the existing building as part of plans to build an expanded facility with an expanded parking lot, drainage and other site improvements.

7. Reports & Special Items

None

8. Reports from Planning Board Members: Housing Board of Trustees liaison; Committee for Renewable Energy in Barrington liaison; Open Space Ad Hoc Committee member; Police Cove Park Committee members; Technical Review Committee members; Harbor Commission liaison; Capital Improvement Program Subcommittee members

9. Comments - Board Members, Council Liaison & Town Planner

10. Adjournment

All items listed with a (CA) are to be considered routine by the Planning Board and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board, or a member of the public so requests, in which event the item will be removed from Consent Agenda (CA) consideration and considered in its normal sequence on the agenda.

All regular meetings shall adjourn no later than 11:00 p.m. unless extended beyond that time by a concurring vote of not less than four members, except that at the Chair's discretion the meeting may be extended to conclude consideration of any specific item of business begun prior to 11:00 P.M. All work sessions shall adjourn no later than 10:00 p.m. unless extended in accordance with the above procedure.

The Town of Barrington will provide accommodations needed to ensure equal participation in all meetings. Please contact the Town Clerk's office prior to the meeting so arrangements can be made to provide such assistance. A request for accommodations can be made in writing to 283 County Road or by calling 401-247-1900, Ext. 301 (voice) or call 711 "Relay" if you are a TDY OR TDD user. The Barrington Town Hall, Barrington Public Library and Barrington Public Safety Building are accessible to the disabled.

Posted on April 24, 2012 at Barrington Town Hall, Barrington Public Library, the Town of Barrington Website and the R.I. Secretary of State Website