



Convene: Chairman Fleming called the meeting to order at 6:00pm.

Roll Call: Terence Fleming-Chairman, Dr. Joseph O'Neill-Vice Chairman, Robin Plaziak-Secretary, Vincent Indeglia, Mark Brady

Also Present: Michael DeLuca-Community Development Director, Jill Sabo-Environmental Planning Specialist, Stephen Marsella-Assistant Town Solicitor, Heidi Petrone-Clerk to the Board.

Administrative Matters: None

Consent Agenda

1C: Approval of Meeting Minutes: February 15, 2022, March 3, 2022 - Not available.

Regular Agenda

2R: Recommendation to Town Council (continued): Zoning Ordinance Amendment
to Include Personal Storage facilities
Section 2.2 – Definitions
Section 6.1 – Table of Use Code
Section 12.24 – Development standards for personal storage (new)

John Garrahy, the attorney for the applicant to amend the ordinance, reviewed the changes as presented in the presentation. Discussion ensued regarding lot coverage with M. DeLuca noting the dimensional requirements apply to the entire site, including the Cumberland Farms location. M. Brady stated it would be difficult for him to support with operating hours after 9:00pm and Chairman Fleming felt the proposal was not a viable business plan.

A **Motion** was made by V. Indeglia, seconded by M. Brady, that the proposal does conform to the Town's Comprehensive Plan and to recommend approval of the use in a BB Zone subject to the March 10, 2022 iteration of the Staff Report; and to recommend the additional language in subsection "d" to address signage. Motion **Passes** 4 to 1 (T. Fleming-Nay, Dr. O'Neill-Aye, R. Plaziak-Aye, V. Indeglia-Aye, M. Brady-Aye)

3R: Site Review: Pelly's, Plat N-H, Lot 171, 909 Boston Neck Road

Tim Pellicione, the applicant, presented his application for the expansion of his liquor license. He explained that he is expanding into the antique shop and needs a new special use permit and a variance from the parking standards. He reviewed the plans submitted, noting the new bathrooms and floor layout. J. Sabo explained that the entire site, not just the applicant's unit(s), does not meet the parking standard and any application from this site would require the same relief.

No one from the public spoke in favor or against the proposal

A **Motion** was made by Dr. O'Neill, seconded by V. Indeglia, that the application **is** complete and in conformance with the Town's comprehensive plan. Motion **Passes** 5 to 0 (T. Fleming-Aye, Dr. O'Neill-Aye, R. Plaziak-Aye, V. Indeglia-Aye, M. Brady-Aye)

A **Motion** was made by Dr. O'Neill, seconded by R. Plaziak, to **Recommend** approval of the relief requested subject to the conditions stated in the project Summary dated March 9, 2022. Motion **Passes** 5 to 0 (T. Fleming-Aye, Dr. O'Neill-Aye, R. Plaziak-Aye, V. Indeglia-Aye, M. Brady-Aye)

4R: Site Review: Wyss, Plat N-A, Lot 28-K, 0 Wilson Drive

John Garrahy, the attorney for the property owner and applicant, introduced Nicholas Veltri, the applicant. N. Veltri stated he is in contract negotiations with the property owner to purchase the lot in question. He stated that he is a professional land surveyor in the state of Rhode Island and presented his application to build a 2 bedroom 2 story home as depicted in the plans submitted, noting that the front yard setback relief is to maximize the distance from the costal feature.

J. Garrahy introduced Scott Rabideau, as an expert witness in Wetlands Biology.

A **Motion** was made by V. Indeglia, seconded by Dr. O'Neill, to **accept** Scott Rabideau as an expert in wetland biology. Motion **Passes** 5 to 0 (T. Fleming-Aye, Dr. O'Neill-Aye, R. Plaziak-Aye, V. Indeglia-Aye, M. Brady-Aye)

S. Rabideau described the wetlands on the property as depicted in the plans presented, noting that he did the wetlands delineation of the property. He acknowledged that the proposal will require significant relief from CRMC but he believes that the proposal will meet the Town's development standards as detailed in his report dated June 29, 2021 and submitted with the application.

Discussion ensued on the environmental constraints of the project. V. Indeglia stated that the entire neighborhood is constrained to building, not just this lot. R. Plaziak expressed concern for the general health and safety of the neighborhood because of the flooding issues. M. Brady stated he can find no merit to recommending granting the relief being requested.

Chairman Fleming asked for proponents of the project to speak and no one came forward. He then asked for opponents of the project to speak.

Christine Brochu, 9 Wilson Drive, stated the property is very wet and expressed concern for any development on that lot.

Michelle Hicks, 6 Shore Drive, stated she is the Treasurer of the Pettasquamscutt Area Improvement Association and explained that during a storm surge the property in question is not accessible from Wilson Drive, as depicted in the GIS image being shown.

Patricia Frederico, 9 Wilson Drive, also expressed concern for the project stating the lot in question is under water most of the time.

No one else from the public spoke.

A **Motion** was made by V. Indeglia, seconded by M. Brady, that the application **is** complete and in conformance with the land use component of the Town's comprehensive plan. Motion **Passes** 5 to 0 (T. Fleming-Aye, Dr. O'Neill-Aye, R. Plaziak-Aye, V. Indeglia-Aye, M. Brady-Aye)

A **Motion** was made by V. Indeglia, seconded by M. Brady, to **Recommend** denial of the relief requested because the evidence, as presented, demonstrates that the hardship is due to the surrounding neighborhood and not specifically the lot or proposed structure. Motion **Passes** 5 to 0 (T. Fleming-Aye, Dr. O'Neill-Aye, R. Plaziak-Aye, V. Indeglia-Aye, M. Brady-Aye)

5R: Site Review: Ferrara, Plat Y-1, Lot 322, 23 Wheatfield Cove Road

Jeff Balch, the land surveyor for the project, presented the application to demolish the current home and rebuild a new one with decks. He reviewed the details of the site as depicted in the plans submitted, noting that the applicant has a new approved OWTS for a 3-bedroom house. J. Balch explained the relief being sought is from the Coastal Resources Overlay District and dimensional relief. He stated that the dimensional relief is only for the existing deck that will be replaced with the new house.

Dr. O'Neill questioned why the decks as portrayed in the presentation couldn't be slightly adjusted so the dimensional relief would not be needed. No one else from the Board had any questions or concerns and no one from the public spoke in favor or against the project.

A **Motion** was made by V. Indeglia, seconded by Dr. O'Neill, that the application **is** complete and in conformance with the Town's comprehensive plan. Motion **Passes** 5 to 0 (T. Fleming-Aye, Dr. O'Neill-Aye, R. Plaziak-Aye, V. Indeglia-Aye, M. Brady-Aye)

A **Motion** was made by V. Indeglia, seconded by M. Brady, to **Recommend** approval of the relief requested subject to the conditions stated in the project Summary dated March 9, 2022. Motion **Passes** 4 to 1 (T. Fleming-Aye, Dr. O'Neill-Nay, R. Plaziak-Aye, V. Indeglia-Aye, M. Brady-Aye)

Reports from Staff / Board:

- Pier Parking Study – Discussion of project status and Report to Town Council

The Planning Board members discussed the various alternatives described in the November 4, 2021 Burke report and the staff report to the Planning Board dated March 11, 2022. M. DeLuca noted some of the key actions from the 3 focus group meetings. Discussion ensued and:

A **Motion** was made by R. Plaziak, seconded by Dr. O’Neill, to request a workshop with the Town Council and an opportunity to provide a detailed recommendation to the Town Council after the workshop is held. Motion **Passes** 5 to 0 (T. Fleming-**Aye**, Dr. O’Neill-**Aye**, R. Plaziak-**Aye**, V. Indeglia-**Aye**, M. Brady-**Aye**)

- Coastal and Freshwater Wetlands Overlay District (Section 4.3)
 - Discussion of amendments to comply with State law.

Items for Next Agenda: Nothing noted

Adjournment:

A **Motion** was made by R. Plaziak, seconded by M. Brady, to **Adjourn** the meeting at 9:32pm. Motion **Passes** 5 to 0 (T. Fleming-**Aye**, Dr. O’Neill-**Aye**, R. Plaziak-**Aye**, V. Indeglia-**Aye**, M. Brady-**Aye**)

Respectfully submitted,

Heidi Petrone

Clerk to the Planning Board