



**Westerly Planning Board –Regular Meeting Minutes**  
**Thursday, November 2, 2017 – 7:00 p.m.**

Council Chambers, Westerly Town Hall  
45 Broad Street, Westerly, RI 02891

**A. CALL TO ORDER**

The meeting was called to order by John Armstrong, Chair, at 7:01 p.m.

**Members Present:** Richard Constantine, Vice Chair; Salvatore Zito, Secretary; Kenneth Sorensen, Catherine DeNoia, Daniel Joubert, Christopher Lawlor

**Members Absent:** John Armstrong, Chair and James Hall, Auxiliary

**Staff Present:** Jason Parker, Town Planner; Nancy Letendre, Assistant Solicitor for Planning and Zoning and Benjamin Delaney, Planning Associate

**B. APPROVAL OF MINUTES**

A motion was made by Mr. Joubert, seconded by Mr. Sorensen, to postpone approval of the October 5, 2017 minutes to the Board’s regular meeting in November. The motion was **CARRIED** by unanimous vote.

**C. OLD BUSINESS**

None.

**D. NEW BUSINESS**

**1. Capalbo Subdivision – 176 East Avenue (Assessor’s Plat 107, Lot 89) – Preliminary Plan review for 3-lot minor subdivision.**

Attorney Thomas Liguori, Jr., Cherenzia Companies, and Sergio Cherenzia, PE, Cherenzia Companies, were present.

Attorney Liguori stated the Town Engineer had requested the plan include an element which could replicate the four (4) bio-retention basins depicted during winter conditions and the applicant was agreeable to the request. He requested the Final Plan review and approval be performed administratively with the condition that infiltration be encompassed pursuant to the Town Engineer’s request.

Discussion was held regarding curb cuts and emergency vehicle access to and exit from the proposed sub-lot three (3).

A motion to grant Preliminary Plan approval to the Capalbo three-lot minor subdivision as depicted on the plan titled “Subdivision Plan – Sheet C-1” prepared by Cherenzia & Associates, Ltd., dated June 13, 2017 (last revised October 19, 2017) included in the application, supported by the findings outlined in the October 2, 2017 subdivision narrative prepared by Planning Staff; the Planning Board hereby finds the application meets the general purposes stated in §A261-5 as well as all required findings listed in §A261-14 of the Land Development and Subdivision



Regulations, subject to the condition that the applicant obtain and follow the recommendation of the Westerly Fire Chief was made by Ms. DeNoia and seconded by Mr. Joubert. The motion was **CARRIED** by unanimous vote.

## **E. REVIEW**

### **1. Appendix I, Chapter 2: *Housing Opportunities***

Mr. Sorensen stated he would recuse himself from any decision regarding policies for the Town to adopt regarding the local housing stock due to his profession as a local residential developer.

Mr. Delaney confirmed for Mr. Constantine comprehensive planning requirements for housing were expanded and strengthened since the adoption of the 2010 Comprehensive Plan.

Mr. Parker stated the consultant had affirmed its commitment to seeing the plan through to adoption and missing information.

Mr. Parker and Mr. Delaney provided an overview of housing statistics. And housing trends experienced since 2010.

Mr. Delaney clarified for Mr. Lawlor the population of Washington County in Table 2-1 was corrected to include the population of the Town of Exeter.

Discussion was held regarding whether the chapter should include an executive summary. The Board was in tentative consensus the chapter summaries included in the draft Primary Report would be sufficient.

The Board was in consensus to maintain the sentence “During this same time period, the population of Washington County grew by 2%.”

Mr. Delaney stated for Mr. Zito the chapter included a link to the 2013 Statewide Planning projections report which included a synopsis of the methodology used.

Planning Staff stated for Ms. DeNoia it was accurate to state their was interest in multi-unit senior housing, based upon conversations with developers and public inquiries.

Mr. Parker stated for Mr. Lawlor the Code of Ordinance included regulations on property maintenance and included a mechanism in which the Town may perform the maintenance work and lien the property for the cost of work performed if the property owner ignored notices of violation.

The Board was in consensus to revise “As previously noted, average rents in Westerly...” as “As previously noted, average rents in Rhode Island...”

Mr. Lawlor recommended Family Housing Support be noted in the Homeless Population subsection.

The Board was in consensus to establish the action item “Support non-profit and private organizations which provide services for homeless individuals and families.” in the Implementation Plan.

Mr. Constantine requested the Planning Office provide information at future meetings on the success rates of any strategy cited in the chapter if such information was available.

The Board was in consensus to stop its review at Section 2.7.5 Affordable Housing Strategies Analysis and Status.



The Board scheduled its next workshop meeting on December 7, 2017 at 7:30 p.m. in the Development Services Conference Room.

**F. DISCUSSION**

None.

**G. ADJOURNMENT**

A motion to adjourn was made by Mr. Zito and seconded by Mr. Lawlor. The motion was **CARRIED** by unanimous vote at 10:02 p.m.

Respectfully submitted:

Reviewed for submission:

A handwritten signature in blue ink that reads "Benjamin Delaney".

Benjamin Delaney  
Planning Associate

Salvatore A. Zito  
Board Secretary