



The Winding Rhode Compassion Center

Development Plan Review, Advisory to Zoning

682 Kingstown Road

Development Plan Review

<u>Received</u>	<u>Review Time</u>	<u>Deadline</u>	<u>Incomplete</u>	<u>Complete</u>	<u>Decision Time</u>	<u>Decision Deadline</u>
October 2, 2020	N/A	N/A	October 16, 2020	December 15, 2020	N/A	N/A

Technical Review Committee Meeting – October 14, 2020

Christine Engustian, Esq.; Patrick J. Casey, III, President of the Winding Rhode Compassion Center, Inc.; Joe Casali and Daniel DeCesaris of Joe Casali Engineering, Inc.; Paul Bannon, Traffic Engineer of the BETA Group; Diane C. Soule, Registered Landscape Architect of Diane C. Soule and Associates; and Edward Pimentel, AICP, Project Land Use Consultant, all appeared on behalf of the applicant.

Joseph Casali presented Power Point; Mr. Rabbitt requested copy of power point be forwarded to the Planning Department for file. Mr. Parker pointed out a Planning Board review would not be before November 24, 2020.

Jon Schock expressed concerns with the lack of “stacking” provisions shown for Route 108 North. 2 left on Kingstown Road not optimal direct head into a parking bay. Closing 1 entrance =- 1 primary off of Kingstown Road and 1 off of Dale Carlia (close one currently on Kingstown Road?)

Mr. DiMasi expressed concerns with the fact that Dale Carlia Street is very busy with traffic from CVS and Citizens bank. Landscape line up better? adding 40-50 cars per hour/18 employees)

Mr. Bannon stated they would not want to move Dale Carlia Street entrance closer to 108. Will look at multiple points of access on 108. Mr. Bannon stated they would have to meet with the other owners of business in the plaza, as well as DOT, to determine if a condensed access on 108 is desirable.

Mr. Parker inquired if DBR allowed packaging on site?

Mr. Rabbitt asked if they have permission to repave and restripe at this time? Mr. Bannon answered, not at this time.

Jon Schock believes N. 108 travel trying to access the property is the problem\need stacking lane. Mr. Bannon stated they will look at it again. Estimated 40-50 customers at peak (3 pm – closing) with 8-15 minutes to handle customers during peak. Necessary employees will be on staff to handle 10 customers at a time.

Mr. Flanders stated a significant

Mr. Gorman expressed concerns with ADA spaces - access

Circulation: Pedestrian and vehicle

Sightline: Modified entrance, informal parallel parking, southeast

Reconfiguration of Dale Carlia Street entrance

60 degree parking on street

Change to southern facade

Lighting (building)

Landscaping: side street, Kingstown road

Southern entrance?

Introduce landscaping

Loading – zoning compliance

Bullet points by Mr. Rabbitt will be sent to applicant

Sightline configuration for the modified entrance

Side street as it relates to pedestrian movements and parked vehicles within the Town right of way.

Proposed façade changes to the south-westerly corner of the building-would like to see some more details about that. Right now that building has a “street presence” from an urban design standpoint and you would be eliminating that presence. Perhaps with a little more architectural treatment you can retain that appearance there.

Would like a better idea of lighting plan, assumption is that there will be external security cameras which may affect how your building is going to be lit. No mention has been made of wall packs or any

Landscaping may want to look at moving endcap landscaping to the

Mr. Rabbitt recapped TRC concerns:

- Parking, both internal and external

- Circulation as it relates to pedestrian and vehicle, both internal and external

- Access from Kingstown Road and Dale Carlia Street

- Landscaping modifications

- Lighting modifications

- Storm Drainage with regards to first flush

- Consent of legal vehicle of the center outside of condo association for the building but site specific for renovations to the parking field and entrances

- Loading area conflicts

Mr. Parker stated this project has still not been deemed “complete” by the Planning Department and reviewed the steps still to be taken by the applicant prior to appearing before the Planning Board.

Maria Mack called in and suggested this project return to the TRC for further review.

TRC Action

A motion was made by Mr. Schock to table this application until the November regular meeting. The motion was duly seconded by Mr. DiMasi and was unanimously approved.

Technical Review Committee Meeting – November 12, 2020

Attorney Christine Engustian; Joe Casali; PE; Paul Bannon; PJ Casey and Steve Forde appeared on behalf of the applicant.

Attorney Engustian began by noting that the applicant was working with the town’s Development Plan Review process even though changes of use in existing shopping centers are exempt from such review § 505.B.2.c. Ms. Engustian also noted that 2 of the 3 owners of the building had approved the proposed changes.

Mr. Casali reviewed the project and the changes to the plans since the last TRC meeting. Mr. Schock commented on the proposed street trees on Kingstown Rd. and indicated that the tree species should be selected to minimize root damage to the sidewalk and that root barriers should also be installed to protect the sidewalks. Mr. Schock and Mr. Bourbonnais requested stormwater calculations to

evaluate drainage requirements in the Saugatucket TMDL area. Mr. Bourbonnais noted that while parking requirements are satisfied, a different striping layout would make internal turning and navigation of the lot easier and safer. Mr. Rabbitt and Mr. Schock recommended eliminating the parallel parking spaces on Dale Carlia Dr. near Kingstown Rd. to allow the sidewalk on Dale Carlia Dr. to extend uninterrupted from Kingstown Rd. to the building entrance. Mr. Rabbitt also recommended converting the 60-degree spaces adjacent to the building to parallel spaces to prevent drivers from having to back out onto Dale Carlia Dr.

Mr. Bannon discussed the traffic study and noted the proposal to eliminate one entrance to the shopping plaza on Kingstown Rd. to reduce confusion and to re-stripe Kingstown Rd. with a left hand turn lane into the plaza. Mr. Schock expressed concern with traffic volumes near the Dale Carlia intersection.

Mr. Rabbitt discussed ADA concerns.

Item/Issue Discussed	Recommendation
<p>Street Trees</p>	<ul style="list-style-type: none"> • Select species with root systems that will not damage sidewalks. • Select species that will not conflict with overhead utilities. • Install root barriers to protect sidewalks.
<p>Parking Lot</p>	<ul style="list-style-type: none"> • Evaluate alternative striping layouts to improve turning movements entering and exiting the parking aisles in front of the pedestrian entrances to the buildings and between the proposed revised entrances off of Kingstown Rd and Dale Carlia Dr. • Remove parallel parking on north side of east end of Dale Carlia Dr. and replace with sidewalk from Kingstown Rd. to building (former travel agency). • Remove angled parking adjacent to building at west end of Dale Carlia Dr. and replace with parallel parking. • Add internal traffic controls at the proposed Kingstown Rd. entrance (e.g. signage, striping).
<p>Traffic</p>	<ul style="list-style-type: none"> • Contact RIDOT regarding proposed road striping changes in state ROW in Kingstown Rd. • Consider post-construction traffic analysis and review to determine if additional traffic safety measures are required.
<p>Stormwater</p>	<ul style="list-style-type: none"> • Provide stormwater calculations. • Provide additional details on stormwater controls/treatment.

TRC Action

A motion was made by Mr. Schock to forward the application to the Planning Board for consideration subject to the issues raised above. The motion was duly seconded by Mr. Mr. Bourbonnais and was unanimously approved by roll call vote.

Planning Board Regular Session Meeting – December 22, 2020

Christine Engustian, attorney for the applicant; Patrick J. Casey, III, President of The Winding Rhode Compassion Center, Inc.; Joseph Casali and Dan DeCesaris, Engineers; Paul Bannon, Traffic Expert; Diane Soule, Landscape Architect; and Dennis Colwell, Architect, appeared to present the application. Mr. Casali presented a Power Point presentation of the proposed project. Mr. Casey gave testimony

in regard to the proposed process of purchasing, space setup and security protocols. Mr. Bannon gave testimony in regard to his qualifications, experience and his traffic study.

Discussion ensued between the Planning Board members, the project team and staff in regard to: the Traffic Study, what month/year traffic counts were taken; Indian Run signal information used; defined in/out entrance onto Dale Carlia; enter and exit Dale Carlia from 108; number of cars exiting and entering; Route 108 corridor to/from URI; traffic officer on site; concerns re. parking configuration and bottle neck in corner of lot in front of proposed Compassion Center; employee parking; traffic through parking lot being a danger to pedestrian traffic in front of building; neighboring condo owner's sign-off; 7 towns serviced not 6 as listed in project narrative.

Per Diane Soule: Only conceptual landscape plan available now.

Per Jay Parker: Landscape plan is a requirement of DPR.

Mr. Bourbonnais referenced Indian Run Tributaries and request applicant to make request to DOT with PAP to tie in proposed drainage retention basins to DOT catch basins. Public Service also wants to be able to revisit approvals for this site in the future, should traffic issues arise.

Per Mr. Casali: Class 1 Survey waiver for DPR review only, an existing Class 1 survey on file in Lands Records and a current one to be done for PAP application. No building alterations proposed. PAP condition of Planning Board approval.

Applicants attorney: Pre-existing shopping center looking for change of use = exempt from performance standards required with DPR

Planning Director: loading area facelift at rear of building = project requires Planning Board review.

Special Counsel: Standards of DPR do apply to this application for Planning Board recommendations; issues of concern should be in the forefront for use in Zoning Board review.

PUBLIC COMMENT:

Joe Matoney, Accountant, with offices at 30 Holley Street - Concerned with additional parking occurring on Holley Street, additional traffic on Holley Street, crowding at Holley Street/Dale Carlia, and safety crossing at Holley Street/Main Street.

Landscaping details in regard to planting materials, size, type, location, soil evaluation; end caps; landscaping and sidewalk continuation from site to Holley Street; root barrier on Route 108; parking; pedestrian and vehicle movement internal and external to the site; relook at projected employee numbers as well as customers numbers; landscape islands on endcaps – closest to the building or closest to Route 108; relocate handicap spaces; outside refuse containers – dumpsters screened; protect streetscape; addition of trees on North side of parking lot;

The following motion, made by Ms. Mack, duly seconded by Mr. Jordan, passed by unanimous poll vote.

Motion: “The South Kingstown Planning Board hereby continues the PUBLIC HEARING: DEVELOPMENT PLAN REVIEW, ADVISORY TO ZONING – The Winding Rhode Compassion Center, Inc., to the January 26, 2021, Planning Board Regular Session”.