

PLANNING, ZONING, DEVELOPMENT &
INSPECTIONS

January 2009 Monthly Report

FINANCIAL SUMMARY:

There were no budget deficiencies or anomalies. Financial expenditures are on target.

Budget Balance:

- Planning Division 43%
- Zoning Division 41%
- Community Development Division 54%
- Inspection Division 41%

Permit Revenue: Building \$21,206; Plumbing \$2,816; Mechanical \$6,741; Electrical \$10,417; Late filing/re-inspection \$1,000.

PROJECTS:

- Comprehensive Land Use Plan Update: At the January 22, 2009 meeting, the Planning Board discussed the process for initiating the Comprehensive Land Use Plan (CLUP) update. The Board established a standing subcommittee charged with the technical work on the CLUP.
- Howard Wharf: Staff worked extensively with CRMC in January in analyzing right of way data for Howard Wharf.
- Historic District Ordinance Task Force: Staff has been working with HDOTF to schedule a meeting with staff and Council. Also, staff requested an updated HDOTF ordinance draft.
- Sign Ordinance Amendment: At the January 22, 2009 meeting, the Planning Board found the proposed sign ordinance amendment consistent with the Comprehensive Land Use Plan. The proposed amendment is to be forwarded to the City Council for a public hearing.
- Alternative Energy: The Planning Board decided to initiate the development of a wind ordinance. Staff forwarded copies of sample wind turbine ordinances to the Planning Board Chair.
- Scenic Roadways Application: The Committee's comments were received and have been incorporated into the draft.
- Sheffield School: Several proposals were submitted for Sheffield School by the deadline of December 17, and are now being reviewed by staff. City staff will meet with developers and then provide information and recommendations to the City Council.
- U.S. Navy Hospital: Meetings with the AIRPA are being planned for February. Staff met with the AIPC to discuss their role with the effort.
- SAMP Plan (West Side): The draft document has been released by CRMC. The plan provides a regulatory framework from which developers will work in redeveloping the West Side of Aquidneck Island. For more information, go to this website: <http://www.crmc.ri.gov/samp/aquidneck.html>
- SAMP Plan (Ocean): Staff continues in participating at meetings at URI for the CRMC Ocean Special Area Management Plan that will address aquaculture, fishing, boating, and alternative energy including wind farms. For more information, visit the SAMP web site at <http://seagrants.gso.uri.edu/oceansamp/>

- J.T. Connell Development Parcel: The Minor Subdivision for the Connell Highway property (Plat 3, Lot 35) received final plan approval at the January 22, 2009 Planning Board meeting. The Coastal Extreme brewery proposal will now undergo Development Plan Review.
- Pell Bridge Realignment Project: Staff attended a meeting with RIDOT at which an alternative to the two options was devised. This successful meeting led to a third option that would help meet State and City objectives.
- Islandwide Transportation Study: Rhode Island Statewide Planning and RIDOT have provided a large grant to the AIPC for this consulting project. Proposals were reviewed by staff in preparation for interviews.
- SAMP Plan (Ocean): Staff continues in participating at meetings at URI for the CRMC Ocean Special Area Management Plan that will address aquaculture, fishing, boating, and alternative energy including wind farms. For more information, visit the SAMP web site at <http://seagrant.gso.uri.edu/oceansamp/>
- Waterfront Planning: Meetings with URI and other partners are ongoing to discuss progress on the project. Grant funds have successfully been awarded for this project to URI to conduct a market analysis for the waterfront. Staff is coordinating with URI staff to accurately map waterfront parcel zones, current land uses and likely activity along the water and to study harbor walk options.
- Harbor Shuttle Landside Improvements: The one-hundred percent bid package for the construction RFP was submitted to RIDOT. The Structural Division of DOT has approved the submitted plans.. The construction RFP cannot be issued until DOT approves the contract book.
- Broadway Streetscape Project: Interviews were completed with the four top firms; the firms were ranked and informed of their position in the ranking. Negotiation of scope of work and total project cost will take place with the top-ranked firm in February.
- Perrotti Park Dredging: The Planning Department is working with the Harbormaster's Office and the Grant Administrator to prepare permitting materials for submission to Coastal Resources Management Council (CRMC). The dredging will be submitted for permitting concomitantly with an application for the construction of the transient dock at Long Wharf.
- Deputy Zoning Officers: For December, we responded to 20 noise calls. There were 2 noise violations and one short-term rental registration violation.
- Building/Inspection Division Number of Inspections:

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| ❖ Building | 59 |
| ❖ Electrical | 28 |
| ❖ Plumbing/Mechanical | 23 |
| ❖ Municipal/Minimum Housing | 125 |

BOARDS AND COMMISSIONS:

Historic Preservation and Historic District Commission: Seven new applications were received in January. One regular meeting was held. A vacancy exists for a Historic Planner.

Critical Area Review Board: No applications were received for board review.

Zoning Board of Review: Two regular meetings were held in January. Three new petitions were received.

Planning Board: One regular Planning Board meeting was held and several Special Use Permits were reviewed for

consistency with the Comprehensive Plan. The sign ordinance amendment was found consistent with the Comprehensive Land Use Plan. The Board initiated the process for the Comprehensive Land Use Plan update. The minor subdivision of the Connell Highway Parcel was approved.

COMMUNITY DEVELOPMENT:

2009 Application Round: The kick-off meeting for the next application round has been scheduled by the State OHCD for February 13. At that time the application deadline for the 2009 application will be identified.

Girard Avenue Sidewalk: Project is complete and staff is waiting for final invoice from the contractor.

Residential Rehab Loans: Staff prepared an easy-to-read flyer for the rehab loan program and distributed it to neighborhood organizations and local churches. Church Housing will be adapting this brochure for use in other communities.

Meeting with Neighborhood Representatives: Staff met with Scott Wheeler of Public Services and the leadership of the Off Broadway Neighborhood Association and the Broadway Improvement Organization to discuss needs relating to Equality Park.

Respectfully submitted: Paige R. Bronk, Director