

PLANNING, ZONING, DEVELOPMENT &  
INSPECTIONS

## April 2009 Monthly Report

### **FINANCIAL SUMMARY:**

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

### **BUDGET BALANCE:**

- Planning Division 26%
- Zoning Division 18%
- Community Development Division 36%
- Inspection Division 18%

Permit Revenue: Building \$57,351; Plumbing \$3,769; Mechanical \$11,344; Electrical \$11,155; Late filing/re-inspection \$0.

### **PROJECTS:**

- Comprehensive Land Use Plan Update (CLUP): The Comprehensive Land Use Plan Update Subcommittee met April 20, 2009 to kick-off the CLUP update process and discuss the expectations and timeframe. The Subcommittee met again on April 28, 2009 to discuss plan framework and product as well as plan for a future public input meeting. This future meeting was scheduled for June 4, 2009 at 7:00 p.m. at City Hall.
- Broadway Streetscape Project: The scope of work, timeline and budget were finalized for this effort. The City Council approved the contract award on April 22, 2009 to hire The Louis Berger Group, Inc. to complete the preliminary engineering for the project. This preliminary engineering project is scheduled for completion within six months.
- Sign Ordinance Amendment: The City Council held a Work Session on March 31<sup>st</sup> and comments were provided to staff and the City Solicitor. This amendment is awaiting legal review prior to the City Council taking further action.
- Sheffield School: Staff is still in discussions with developers that submitted proposals.
- Carey School: Staff has communicated with the School Department requesting all information and plans for the property so to begin planning for the redevelopment of the property. Some documentation has been provided to the City and a future walk-through will be conducted. In addition, an appraisal is being ordered for the property.
- Pell Bridge Realignment Project: Staff met with RIDOT on April 27, 2009 to discuss status and options for the realignment project. City staff is attempting to maximize development potential while ensuring roadway capacity improvements.
- Historic District Zoning Ordinance Amendment: The proposed ordinance amendment is being reviewed by the Planning Board.
- RIPTA: Staff met with RIPTA on April 24, 2009 to address bus shelter replacement issues. RIPTA is offering to contribute funding towards shelter replacement. RIPTA and staff addressed parking and lane restriction issues on Chafee Boulevard.
- SAMP Plan (West Side): The draft document has been released by CRMC for review prior to their approval. 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 to participate at ongoing 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/>
- J.T. Connell Development Parcel: The Coastal Extreme Brewing development has received approval for the Physical Alteration Permit (PAP) from RIDOT. The “Development Plan Review” process has been completed. Groundbreaking is anticipated in May 2009.
- Pell Bridge Realignment Project: The City received additional correspondence from RIDOT stating that the RI Turnpike and Bridge Authority is reviewing a third possible option for this project. This option relates to the removal of the “road to nowhere” while satisfying the transportation engineering “Level of Service” (LOS) standards for the project.
- Island wide Transportation Study: Rhode Island Statewide Planning and RIDOT have provided a large grant to the AIPC for this island wide consulting project. This project will study issues and multi-modal options for all state roadways on the island. Staff participated on the panel to interview three planning/engineering firms and eventually select the top firm. Discussions with this firm to address scope of work and budget are ongoing.
- Waterfront Planning: Meetings with URI and other partners are ongoing regarding waterfront planning initiatives. 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, public access ways (local and CRMC), current land uses and likely activity along the water, and to study harbor walk options.
- Harbor Shuttle Landside Improvements: On April 20, 2009 a request for proposals was issued for construction of the expanded Perrotti Park facility and Ann Street Pier refurbishment. A pre-bid is scheduled for May 20, 2009. Planning Department personnel are working with the Harbormaster, and Purchasing Division to answer questions and assure a smooth bid process.
- Perrotti Park Dredging: Planning personnel, the Harbormaster, and Grants Coordinator met with Bourne Engineers to revise the CRMC dredging permit drawings.
- Deputy Zoning Officers: For April, the DZOs responded to 19 noise calls. There were 12 noise citations issued and five short-term rental posting registration violations. Discussions were held on the upcoming summer season with possible changes and expansion of enforcement activities including parking, noise citations, and general nuisance issues.
- Scanning & Document Retrieval: The lease of the large-format Xerox scanner/copier/printer ended in April. Staff researched the options (new lease, new machine, other) and found that the purchase of this machine was the best choice. Utilizing existing software and hardware, the department has begun the process of digitizing all plans and records in its possession. Work continues on the scanning of development plan review files and building permit records. These documents are immediately available for viewing using the Vision and Opal software. The process has begun with MIS of making these records available to the public via the city’s website for Development Plans and Building Permit Plans by December, 2009.
- GIS: Update of plat maps continued and is an ongoing process. Interactive maps are now ready for posting to the website. This requires purchase of ArcPublisher which has been postponed due to spending freeze and is awaiting possible funding in next year’s budget. A permanent link between the maps and the Tax Assessor’s data is being developed.
- Building/Inspection Division Number of Inspections:
 

❖ Building	68
❖ Electrical	45
❖ Plumbing/Mechanical	71
❖ Municipal/Minimum Housing	148

Construction Projects Underway

- 351 Thames St. 41' North new three story restaurant and hotel
- Ochre Point Road Salve Regina Chapel
- 25 America's Cup Avenue Marriott Hotel meeting room and common area renovations
- 315 Bellevue Carriage House restoration (fire damage)
- 5 New single family homes on Gibbs Ave., Brenton Road, Hammersmith Road and Evarts Street

**BOARDS AND COMMISSIONS:**

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

Critical Area Review Board: There was no meeting held in April.

Zoning Board of Review: One regular meeting was held in April. Nine new petitions were received. All new applications are digitized for filing and distribution.

Planning Board: One regular Planning Board meeting was held, four Special Use Permits and seven dimensionally nonconforming Special Use Permits were reviewed for consistency with the Comprehensive Plan. The Planning Board continued two demolition permit applications and a Use Variance.

Building Board of Appeals: An appeal will be heard by the State Building Board of Appeals on May 14, 2009 of the variance of RI State Building Code Section 1612.5,1,1.1-1.3 and Appendix G Section 105 that was granted for 10 Brown and Howard Wharf (Ice House).

**COMMUNITY DEVELOPMENT:**

2009 Application Round: The month of April was spent in reviewing and packaging 30 separate grant activities to be included in the 2009-2010 CDBG application. The final application contained \$699,967 in Small Cities CDBG activities; \$100,000 for a Foreclosure Setaside project; and \$393,205 in CDBG Stimulus funding. The completed grant was advertised on April 13 and was available for review until the Second Public Hearing and Council Adoption on April 22. The completed grant was hand-delivered to the State of RI OHCD on April 30.

Residential Rehabilitation Loans: 3 borrowers were approved for residential rehabilitation loans totaling \$12,800 and deferred payment 0% loans totaling \$10,000.

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Respectfully submitted: Paige R. Bronk, AICP, Director