



Town of Richmond, Rhode Island

5 Richmond Townhouse Road, Wyoming, RI 02898

www.richmondri.com

Date: January 10, 2023

To: Planning Board

From: Shaun Lacey, AICP, Town Planner

Subject: 2022 Planning Board Annual Report

In accordance with Chapter 4.28.040 of the Code of Ordinances, the Planning Board reports on its business during the preceding year and provides a summary of anticipated plans for the current year. Below is the annual report for 2022 as summarized month-by-month:

January

- Appointment of Chair, Vice-Chair & Secretary
- Approved a Preliminary Plan application of The Preserve at Boulder Hills, Phase 2B, which includes a total of 58 units along with supporting membership services within two clubhouses, multi-family, and single-family residences
- Approved amendments to the 2021 Richmond Comprehensive Community Plan
- Prepared annual report to Town Council

February

- Approved a Preliminary Plan application for Highlander Estates, an eight-unit comprehensive permit located at 3 Carolina Nooseneck Road
- Approved a Development Plan Review application of OSE Realty LLC for a 250-kW freestanding solar energy system located at 26 West Shannock Road
- Began work on updating the Aquifer Protection Overlay District regulations
- Recommended adoption of a new Chapter 18.61 of the Zoning Ordinance to the Town Council
- Recommended repealing Chapter 18.43 of the Zoning Ordinance to the Town Council
- Reviewed updated list of approved and current subdivision and land development projects

March

- Recommended a list of uses associated with a Zoning Map Amendment application for two properties located at 301 and 310 Nooseneck Hill Road to the Town Council

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- Reviewed amendments to the Aquifer Protection Overlay District regulations and related ordinances
- Reviewed updates to the Planning Board webpage
- Reviewed updated list of approved and current subdivision and land development projects

April

- Reviewed pre-application for Stilson Trades Center, a skilled trades center totaling 72,000 square feet located at 67 Stilson Road
- Reviewed recommendations related to the Low Impact Development (LID) Site Planning & Design Techniques Municipal Self-Assessment performed by Hayden McDermott of the University of Rhode Island
- Reviewed amendments to the Aquifer Protection Overlay District regulations and related ordinances
- Reviewed updated list of approved and current subdivision and land development projects

May

- Discussed potential amendments to Chapter 18.31 of the Zoning Ordinance
- Reviewed amendments to the Aquifer Protection Overlay District regulations and related ordinances
- Performed site walk at 67 Stilson Road

June

- Reviewed pre-application for Vineyard Hills, an eight-lot major conservation development located on Punchbowl Trail
- Recommended adoption of amendments to Chapters 18.12, 18.20, and 18.53 of the Zoning Ordinance to the Town Council

July

- Performed site walk on Punchbowl Trail and Beaver River Road in review of Vineyard Hills pre-application
- Approved a two-lot Preliminary Plan subdivision application located at 103 Noosebeck Hill Road
- Discussed potential amendments to Chapters 18.08, 18.16 and a new Chapter 18.35 of the Zoning Ordinance as related to accessory dwelling units

August

- Approved a two-lot Preliminary Plan subdivision application located at 425 Kingstown Road
- Approved one-year extension of The Preserve at Boulder Hills Phase 2 Master Plan decision
- Recommended adoption of amendments to Chapter 18.24 of the Zoning Ordinance to the Town Council

- Reviewed amendments to the Aquifer Protection Overlay District regulations and related ordinances
- Reviewed updated list of approved and current subdivision and land development projects

September

- Reviewed amendments to the Aquifer Protection Overlay District regulations and related ordinances
- Recommended adoption of amendments to Chapter 18.52 of the Zoning Ordinance to the Town Council
- Reviewed updated list of approved and current subdivision and land development projects

October

- Recommended adoption of amendments to the Aquifer Protection Overlay District regulations and related ordinances (repeal of Chapter 18.37, adoption of Chapter 18.21, and amendments to Chapters 18.12, 18.16, 18.26 of the Zoning Ordinance) and Zoning Map

November

- No meeting(s)

December

- Attended site walk in review of a four-lot minor conservation development located on New London Turnpike
- Partially released maintenance bond on behalf of Richmond Ridge, a 32-unit apartment development located at 7 West Shannock Road
- Approved a Development Plan Review application on behalf of McDonald's located at 12 Kingstown Road
- Recommended adoption of amendments to Chapters 18.20 and 18.39 of the Zoning Ordinance to the Town Council
- Discussed potential amendments to the Zoning Ordinance as related to accessory dwelling units
- Approved 2023 meeting calendar

Below are suggested long-range functions that the Planning Board may choose to address in 2023:

- Routine updates to the Zoning Ordinance and Land Development and Subdivision Regulations
- Development of design guidelines for Wyoming Village (pending available funds)
- Development of a Transfer of Development Rights program