

TOWN OF GLOCESTER TOWN COUNCIL PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT

Notice is hereby given pursuant to Rhode Island General Laws 45-22.2-8, and in accordance with the Gloucester Code of Ordinance, that a Public Hearing will be held by the Gloucester Town Council on Thursday, May 6, 2021 at 7:30 PM.

This Hearing may be held virtually, via Zoom or in person at: Gloucester Town Hall, 1145 Putnam Pike, Chepachet, RI. Please inquire to the Town Clerk's Office (401-568-6206, ext. 0) or at the Secretary of State's Office (<https://opengov.sos.ri.gov/OpenMeetings>) 48 hours in advance of said hearing.

The purpose of this meeting is to consider a proposed Amendment #21-01 of the Gloucester Comprehensive Plan as summarized below:

Applicant: Overlook Ridge, LLC
23 Business Park, Smithfield, RI 02917

Owner: Bella Sand, LLC
23 Business Park, Smithfield, RI 02917

The applicant is proposing an amendment to the existing Comprehensive Plan which was adopted on April 19, 2018 and amended on October 1, 2020. An amendment is proposed to add text to the Land Use Element to allow increased density in a Planned District of up to three (3) units per one (1) acre and to the Future Land Use Map designating Plat 10, Lot 116 as a Planned District. This plan is being amended in accordance with the provisions of Chapter 45-22.2 of the General Laws of the State of Rhode Island.

Availability of Information

The proposed application for amendment is available for public inspection and reproduction in the office of the Town Clerk, Town of Gloucester, RI, Monday through Friday, 8:00AM to 4:30PM, and on the Town's website at www.Glocesterri.org

The proposed Comprehensive Plan language may be altered or amended prior to the close of the public hearing without further advertising as a result of further study or because of the views expressed at the public hearing. Any such alteration or amendment must be presented for comment in the course of said public hearing.

If communication assistance or any other accommodation to ensure equal participation is needed, please contact the Gloucester Town Clerk's office at 401-568-6206 at least forty-eight (48) hours prior to the meeting.

Per Order of the Gloucester Town Council

Jean M. Fecteau, CMC, Town Clerk

April 6, 2021

via email only

Ms. Karen Scott
Glocester Town Planner
1145 Putnam Pike
P.O. Box Drawer B
Chepachet, RI 02814
karenscott@glocesterri.org

Re: Overlook Ridge, LLC
36-Unit Residential Condominium Complex (the "Project")
Assessor Plat 10, Lot 116 (the "Property")
Rezoning/Master Plan Applications

Dear Ms. Scott,

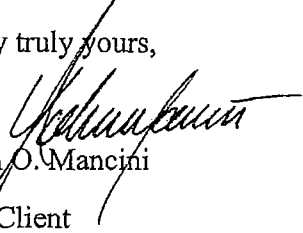
As a follow up to our submission, we want to make the Planning Board aware that we heeded their comments and concerns and in response thereto have filed an Amendment to the Comprehensive Plan, with regards to plan district density, as well as an Amendment to the future land use map of the Town of Glocester's Comprehensive Plan.

In addition, we have also revised our density by reducing the unit count and incorporating therein affordable units.

Moreover, in response to questions and comments regarding the submission of the plan, it is our position that this is a new plan district submission, as it has always been our intention to provide a new plan district. Accordingly, notice has been properly and appropriately submitted to all obligated parties.

Once you have reviewed, should you have any further questions, comments or require additional information prior to our hearing on Monday, April 12, 2021, please feel free to reach out to me.

Very truly yours,


John O. Mancini

cc: Client
Stephen J. Angell, Esq.

Karen Scott

From: Karen Scott
Sent: Monday, April 5, 2021 9:19 AM
To: Karen Scott
Subject: FW: Overlook Ridge, LLC
Attachments: 2021.03.17 Draft Text and FLUM Amendment.docx; 2021.03.26 alt 34 unit Master plan duplex alt layout Top Lot-Layout.pdf

From: John Mancini [<mailto:jmancini@mancinircarter.com>]
Sent: ~~Friday, March 26, 2021 11:16 AM~~
To: Stephen Angell <stephen@angell.law>
Cc: Enrico DiGregorio <rico@digregoriocorp.com>; Nicholas J. Goodier <ngoodier@mancinircarter.com>; Nick Piampiano <Nick@digregoriocorp.com>; Valaree Simas <vsimas@mancinircarter.com>
Subject: Overlook Ridge, LLC

Steve,

As we discussed, attached herewith are the revised plans being submitted by Overlook Ridge, LLC, with regards to the property located at Victory Highway, Glocester, RI; specifically, identified as Assessor's Plat 10, Lot 116. As the plan indicates, it is our intention to reduce the number of residential dwellings to 34 units, of which 3 units would be affordable units. Additionally, we intend to maintain the development as age restricted for those that are 55 and over.

In addition with our revised plans, we have also submitted to you a revision to the Comprehensive Plan permitting for an increase in the density for plan development districts of 3 units per acre. In conjunction therewith, we have also submitted an amendment to the future Land Use Map indicating the revisions to the Comp. Plan.

We believe this adequately addresses the concerns and comments made by the Town Planner and the Planning Board Members with regards to both the design of the site plan and the process and procedure for approval.

Accordingly, we are hoping to proceed at the next Planning Board hearing with the revised plan and seek to eliminate any further confusion or complication with regards to the process and procedure, for approval.

Once you have reviewed, should you have any questions, please feel free to contact me.

Thanks,
John

John O. Mancini, Esq.

Mancini Carter, PC
56 Pine Street, 3rd Floor
Providence, RI 02903
Tel: (401) 343-7000
Fax: (401) 343-7777
jmancini@mancinircarter.com

Please visit our website at www.mancinircarter.com

ManciniCarter 
PC
Attorneys At Law

Straight Forward Thinking.

**Proposed Text Amendment to the
Glocester Comprehensive Community Plan – 2020
Land Use Element**

Beginning on Page #38..... Insert new language as shown below in **BOLD & ITALIC** text

Based on the comprehensive planning process used to establish this plan, the future land use map is reflective of the Town's general existing patterns of development. The Town wishes to retain and enhance its rural character, including low density residential and agricultural development throughout much of the Town with mixed use development in Chepachet Village designed and scaled to complement the existing historic structures in the district. Mixed use development, as shown on the Future Land Use Map and referenced throughout this plan shall mean an equal mix of commercial and residential space in each building. Limited expansion of existing commercial areas is also identified on the map. For those locations with a commercial 39 or residential future land use designation, the Town will propose rezoning those areas to an existing zoning district.

Insert – For developments advanced as a Planned District created in accordance with Article IV – Planned Districts, Sections 350-14-22, the Town shall permit residential density of up to three (3) units per gross parcel(s) acreage in the establishment of a Planned District Overlay Zone. A Planned District realizing residential density of up to three (3) units per acre must have a project location with direct access to a major arterial roadway and factors such as availability of utilities, prior use and proposed deed restrictions, may be considered.

And... In order to be considered for the creation of a Planned District, a project site must be contained within a so designated location on the Future Land Use Map #3 as Planned District Areas.

For those locations with a protected open space future land use designation, the Town will propose the creation of a new zoning district with uses consistent with protected open space such as passive recreation, conservation, etc. This element also considered the land use of the surrounding communities and their comprehensive plans. Direct notice of the Town Council hearing to consider the adoption of this comprehensive plan was sent to the surrounding communities to solicit their input. No comments were received from abutting communities. Each abutting community's land use was also considered and determined to be compatible with the Town's future land use map

FLUM Amendment –

Add to Map #3 Land Use Key: Existing Planned District Areas, and Planned District Areas to be considered by the Town Council

Add to the actual map (FLUM): An oval or circle shape that more than encompasses the entire Overlook Ridge project site (previous approval of entire site in 2015) and (plus any other sites or locations that the Town wishes to add to the FLUM at this time).

Karen Scott

From: Karen Scott
Sent: Monday, April 5, 2021 9:41 AM
To: Karen Scott
Subject: FW: Overlook Ridge, LLC - Proposed Amendment to the Comprehensive Plan - Town of Gloucester
Attachments: 2021.03.12 Draft Text Amendment.docx

From: John Mancini <jmancini@mancinicar.com>
Sent: Friday, March 12, 2021 3:46 PM
To: Stephen Angell
Cc: Valaree Simas; Nicholas J. Goodier; Nick Piampiano; Enrico DiGregorio
Subject: Overlook Ridge, LLC - Proposed Amendment to the Comprehensive Plan - Town of Gloucester

Steve,

As we have been discussing, attached please find our proposed Amendment to the Town of Gloucester's Comprehensive Plan, with regards to the proposed condominiums by Overlook Ridge, LLC.

As you will see, we have revised the provision of the Comprehensive Plan, which we think is appropriate, in order to address the issue of density.

Moreover, as we discussed, we do not believe that it is necessary to amend the future land use map. We believe that doing so is both unnecessary and unwise.

Once you have reviewed, should you have any questions or require additional information, please do not hesitate to contact me.

Thank you,
John

John O. Mancini, Esq.

Mancini Carter, PC
56 Pine Street, 3rd Floor
Providence, RI 02903
Tel: (401) 343-7000
Fax: (401) 343-7777
jmancini@mancinicar.com

Please visit our website at www.mancinicar.com

ManciniCarter 
Attorneys At Law

Straight Forward Thinking.

This e-mail message is subject to attorney-client privilege and contains information intended only for the person(s) named above. If you receive this transmission in error, please notify us immediately. Destroy the original message and all copies.

March 12, 2021

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