

BARRINGTON PLANNING BOARD

Regular Business Meeting

7:00 PM, Tuesday, June 02, 2026

**Council Chamber, Barrington Town Hall
283 County Road, Barrington, RI**

Meeting materials can be found online at <https://www.barrington.ri.gov/182/Planning-Board>

AGENDA

1. Call to Order.
2. Roll Call & Determination of Quorum
3. Consent Agenda:
 - a. Approve Minutes:
 - i. March 31, 2026 – Special Meeting
 - ii. April 28, 2026 – Special Meeting
 - iii. May 05, 2026 – Regular Meeting
4. Public Hearing – Continuation from May 05, 2026:
 - a. Discuss and Act: **Continuation of Belton Court Village Comprehensive Permit Preliminary Plan Application** located at 33 Middle Highway (former Zion Bible College), AP14, Lots 2, 4, 13, 341, 342, and 343, Senior Residential Village (SRV) District. The applicant seeks Preliminary Plan Approval, including relief from provisions of the Zoning Ordinance and the Land Development & Subdivision Regulations, pursuant to the Comprehensive Permit Process. ShineHarmony Holdings, Inc., applicant and owner, with business address at 650 Pleasant St., Franklin, MA, 02038, proposes the demolition of the existing Belton Court, storage area, gymnasium, residential building and shed buildings to construct a 344-unit residential development containing 220 multi-family units, 66 townhomes, and 58 detached, single-family homes along with common areas and certain off-site public improvements. Of the 344 units, 25% will be designated affordable according to the state's definition of low/moderate income housing.

Requested adjustments/waivers include the following: allowance for single-family, two-family, and multi-family dwellings; allowance for parking pursuant to RIGL Section 45-53-4(2) including one parking space/dwelling up to two bedrooms in size; reduction of width and length of parallel parking spaces each by one foot; reduction of minimum parking aisle width by four feet at 90 degree points; allowance for curb cuts greater than 25 feet wide; partial demolition of Belton Court; and preserve tower and to only be required to retain monumental landscaping including the existing cedar hedge and portions of the stone wall; allow a density of 12 units/acre of developable land; allowance for land within the State Regulatory setback and including approximately 4.5 acres within the Belton Court Historic Register District as developable land; allowance to permit parking between Belton Court structures and Middle Highway; allowance for a diversity of housing types besides senior housing; allowance for maximum building height to be 75 feet; allowance for any new structure with height above 55 feet to have setbacks calculated as three feet for every foot of additional height above 55 feet; allowance for maximum building lot coverage of 35% and maximum impervious surface coverage of 60% across the entire site; waiver of the requirement for streets to have a centerline curve; and allowance for streets to have less than 25 feet at the edge of the paved surface; and waiver of the requirement to have 300 square feet of open space or recreation are per unit.

- b. Discuss and Act: **251 Washington Road, LLC**, applicant, and Broomhead Builders, LLC, owner, have filed a Comprehensive Permit Preliminary Plan Application for property located at 251 Washington Road, Assessor's Plat AP02, Lot 080, in the R10 District. The applicant seeks Preliminary Plan Approval to construct a three (3) unit residential structure, including one (1) first-floor handicap accessible unit, together with associated site improvements. The existing commercial structure, formerly utilized as a gas station, is proposed to remain with interior renovations only. The three-unit residential structure seeks zoning relief from lot frontage for 4 feet, side yard for 0.4 feet, rear side yard for 5 feet and lot coverage for 7%. The applicant further requests adjustments and/or waivers associated with permitting a multifamily residential structure within the R10 District, together with a Special Use Permit for a change of use from a gas station to a commercial storage structure. The applicant is 251 Washington Road, LLC, with a business address of 251 Washington Road, Barrington. The property owner is Broomhead Builders, LLC, with a business address of 48 Annawamscutt Road, Barrington.
5. **Old Business:**
- a. **Discussion and Action: Comprehensive Plan 2024-2025 Updates (Standing Agenda Item)**
6. **Other Business:**
- a. **Discussion and Action: Recommendation from Administrative Amendment to Comprehensive Permit 173R Maple Avenue – Changing ‘Affordable, Accessible Unit’ to ‘Affordable Unit’**
 - b. **Directors Report**
 - c. **Future Agenda Items**
 - d. **Upcoming Meetings:**
 - i. **June 10, 2026 Comprehensive Plan Steering Committee**
 - ii. **June 22, 2026 Joint Meeting with Town Council**
 - iii. **No Meeting July 7, 2026**
 - iv. **July 28, 2026 Regular Meeting (moved from July 7)**
 - v. **No August Meeting**
 - vi. **September 1, 2026 Regular Meeting – BMS Auditorium**
 - vii. **November 3, 2026 Regular Meeting – BMS Auditorium**

7. **Adjournment**

ALL PLANNING BOARD MEETINGS ARE AUDIO-RECORDED. All town meetings are open to the public. The Town of Barrington will provide reasonable accommodations to ensure equal meeting participation. To request an accommodation to participate in a meeting, please submit your request by calling (401) 247-1900 Ext. 301 (Town Clerk's office) or write a letter to the Town Clerk, Town of Barrington, 283 County Road, Barrington, RI 02806. Deaf and Hard of Hearing callers can dial 711 "Relay" or through a relay service provider to request an accommodation at the Town Clerk's office. The Barrington Town Hall, Barrington Public Library, and Barrington Public Safety Building are accessible to people with disabilities. **Agenda posted on May 26, 2026** at Barrington Town Hall and the Barrington Public Library and on Secretary of State Web Site.