



East Greenwich Planning Board

Wednesday, January 6, 2021

7:00 PM

Virtual Meeting Via ZOOM

DATE OF POSTING: December 28, 2020

EAST GREENWICH PLANNING BOARD AGENDA

When: January 6, 2021 at 07:00 PM Eastern Time (US and Canada)

Topic: Planning Board Remote Meeting

Via the audio- and tele-conferencing platform ZOOM.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82047885756>

Or Dial in by Telephone:

(for higher quality, dial a number based on your current location):

US: +1 929 205 6099

or +1 312 626 6799

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Webinar ID: 820 4788 5756

Any matter listed on this agenda is subject to a decision or vote.

Individuals requesting services for the hearing impaired must notify the Town Clerk's office at (401) 886-8604

via RI Relay #711 (800-745-5555 TTY)

or in writing, at least seventy-two (72) hours

in advance of the hearing date.

Planning Board Agenda

1. Call to Order

2. Roll Call

3. Comprehensive Permit Application: Master Plan Review with required public informational meeting on a project called "The Post on Main."

Sathuan K. Sa on behalf of applicant *The Imperial at Greenwich II, LLC* for property located at 1016 Main Street; Map 64 A.P. 5 Lot 218 (Zoned MUPD and M/LIO). The Applicant seeks to redevelop the site known as the former

American Legion Hall as a 30-unit multi-family residential project to be called The Post on Main. Applicant has submitted a Comprehensive Permit request since 26% of the units (8 of 30) will meet the State's definition of Affordable. The application as submitted specifically seeks Master Plan approval of the project described but will, by necessity, also include improvements to adjacent parcels, namely Assessor's Map 64, Plat 5, Lots 158 and 219 which were part of the Final Plan approved in February, 2020 for *The Imperial on Greenwich* (38 units accessed via Greenwich Boulevard). A major plan revision to the approved "Imperial" project will thus need to be reviewed concurrently.

4. Comprehensive Permit Application: Revised Final Plan Review with required public hearing on the project called "The Imperial on Greenwich."

A decision was recorded on February 26, 2020 approving the referenced project but modifications are now required as the applicant seeks to develop an adjacent parcel in conjunction with the "Imperial" project (See "Post on Main" discussion above.) Section 41 of the current Land Development Regulations requires that when a major revision like this one is filed, the project reverts back to the Preliminary Plan level of review, a new public hearing must be held, duly advertised and noticed, and a new decision must be rendered.

Sathuan K. Sa on behalf of applicant *The Imperial at Greenwich, LLC* for property being Assessor's Map 64, Plat 5, Lots 158, and 219 proposed for development as 38 units of residential development with ten deed-restricted affordable units and all related parking, access, lighting, landscaping and other amenities.

5. Annual Approval of Meeting Calendar – The Board is asked to accept the drafted calendar of scheduled meetings for 2021.

6. Minutes – The Board is asked to review and approve minutes of the 11/4/20 meeting.

Adjourn

Public Access Instructions for "Virtual" East Greenwich Board Meetings

The Town of East Greenwich is conducting a virtual Planning Board Meeting on Wednesday January 6, 2021 at 7 pm. The information below is provided to assist applicants, abutters, residents and other interested parties with the technical information necessary to participate.

The Town has chosen to use a video conferencing product called [Zoom](#) for hosting local public meetings during the current health emergency. Zoom is available as an app - you can download it on your smart phone or personal computer for free. (Deluxe "for-a-fee" versions also exist and many of you may already be using those in your own personal or business dealings.) You will also have the low-tech option of simply phone dialing-in for

audio-only. We strongly encourage you to access the meeting visually – for obvious transparency reasons, so you can see Board members and applicants – but also because the presentations will be on-screen (plan sets and related reports) to round out your understanding of what is being considered.

To be clear, you do not have to have a Zoom account to attend a Zoom meeting. You may wish to create an account, but that is not required to participate in the Town’s “virtual” public meetings. We hope you will join us via Smartphone, tablet, laptop, or computer as this option enables you to view the Board and presenters in a gallery view and to see all application materials presented on your screen. If accessing the meeting this way, you will be prompted to download the software. You can get to the meeting at its start time by either clicking the hyperlink in the posted agenda (available via the Town’s or Secretary of State’s Website) OR -

Go to Zoom.us and Simply Click on “Join a Meeting”.

When you go to the Zoom website, you will be prompted to either JOIN or DOWNLOAD the Zoom tool. Note the DOWNLOAD will require a second step to install the application. This is a personal choice.

Enter this Webinar/Meeting ID: 820 4788 5756

To join you will be asked for your name and email. Your name is all that is required. You will be asked if you want to join the meeting audio via computer audio, or via telephone. Use of computer audio is recommended, if enabled on your device, however you can also use your telephone for audio. When you enter the meeting room, your phone will be muted. You will be able to see members and participate when called on for public comment. If you would like to speak when the Chair opens the floor for public comment, use the ‘raise your hand’ icon in the Zoom platform, located toward the bottom of the screen. You will be recognized to speak and can share your comments via audio when recognized. You will be prompted on your screen to unmute yourself and you will be required to state your name for the record.

If Accessing the Meeting By Telephone:

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Dial this number to join: +1 929 205 6099. Alternative phone numbers can be used if necessary (if the line rings busy, for example):

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Enter this Webinar/Meeting ID: 820 4788 5756

Then press # and then # again (there are no “Participant ID’s”).

When you join the meeting, your phone will be muted.

At the appropriate time, the meeting will be open for questions and comments. During the public comment portion of the meeting, anyone who wishes to be heard will be allowed to speak. Only one commenter at a time will be allowed to speak to ensure the comment is clearly heard and recorded. To be recognized, you will need to “raise your hand”. Dial ***9** to ‘raise your hand’ and be recognized to speak. Dial ***6** to unmute your telephone; and when done speaking, dial ***6** again to mute yourself. All speakers will be required to state their name for the record.