



# East Greenwich Planning Board

Wednesday, February 3, 2021

7:00 PM

Virtual Meeting Via ZOOM

DATE OF POSTING: January 29, 2021

## EAST GREENWICH PLANNING BOARD AGENDA

When: February 3, 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/87071416800>

Or Dial in by Telephone:

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

US: +1 929 205 6099

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Webinar ID: 870 7141 6800

**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. Consent Agenda

**A: Recent Administrative Actions** - In certain circumstances, the Planning Director, acting as the Administrative Officer for subdivisions and land developments, is authorized to grant final plan and decision approvals. According to RI General Laws Section 45-23-37, such actions are to be reported to the Planning Board. The following outlines such actions taken during in December, 2020:

- Record Plan #986 – The Final Plan set for the 96-unit Brookside Terrace major land development at 1470 South County Trail – Map 71, Plat 10, Lot 378.
- Record Plan #987 – Related, the minor subdivision plan that was approved as part of the aforementioned Brookside Terrace Final Plan. It involves modifying an easement to a Town Pump Station at the back of the lot to essentially give the pump station to the Town.

**4. Master Plan Review with required Public Information Meeting.**

**GDubon Properties, LLC** for the Forest Lane Subdivision for property located at 35 & 55 Forest Lane; Map 19 A.P. 19 Lots 1 and 2 (Zoned F-2, Farm). The Applicant seeks to develop the 17.6 acre site with five homes. The two existing lots will become five single-family residential lots ranging in size from roughly 2 to 5 acres each. The project will yield four net new homes which qualifies it as a minor project which can ordinarily skip the Master Plan stage. Roadway waivers appear necessary, however, and this relief requires that the project proceed like a Major application. The project site sits at the end of Forest and Canterbury Lanes at the West Greenwich Town line.

**5. 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.

**6. 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.

7. **Extension** – Cove Homes, Inc. received Preliminary Plan approval in December, 2019 for a 63-unit major land development comprehensive permit project. Location is Frenchtown Road and Route 4, being Assessors Plat 30-11, Lot 650. Per Section A263-18 (H) of the Land Development regulations, initial preliminary plan approvals are good for one year but this time can be extended for good reason upon request. Cove Homes is assembling financing for their project and request additional time before returning for Final Approval.
8. **Scheduling Reminder** – The Planning Board's next regular meeting will be a joint work session with the Town Council on February 17, 2021 at 7:00 PM to discuss growth and development issues.
8. **Minutes** – The Board is asked to review and approve minutes of the 1/6/21 meeting.

## **Adjourn**

### **Public Access Instructions for "Virtual" East Greenwich Board Meetings**

Application materials for the above items can be found on the Town's website under the Planning Department's landing page. Navigate to the side bar and select "Current Applications" found here: <https://www.eastgreenwichri.com/648/Current-Applications> .

The Town of East Greenwich is conducting a virtual Planning Board Meeting on Wednesday February 3, 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: 870 7141 6800**

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:**

If you do not wish to or if you do not have a device capable of accessing the internet-based Zoom meeting, you may use your telephone – land line or cellular - for audio-only access to the proceedings.

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

+1 312 626 6799 (Chicago); or +1 346 248 7799 (Houston);  
or +1 669 900 6833 (CA); or +1 888 475 4499 (Toll Free).

**Enter this Webinar/Meeting ID: 870 7141 6800**

**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.