

Planning Board Agenda
February 7, 2018 – 7:00 P.M.
Town Council Chambers
125 Main Street
East Greenwich, RI

1. Review and Public Informational Meeting (Continued from August 2, October 4, November 1, December 6, 2017, and January 17, 2018) on a proposed Comprehensive Permit Application known as **Coggeshall Preserve** that calls for 13 new residential units (down from 21 and 16 in prior versions) at **62 South Pierce Road** (Map 54, Plat 11, Lot 66). The parcel is owned by Donald McKenna and the applicant is Philip Ryan Homes, Ltd. The parcel fronts on Cora Street, Taylor Circle, and South Pierce Road. The property is currently zoned R-30, Residential with a 30,000 square foot land area per unit requirement. Property is an outlying historically zoned parcel but the applicants have filed a Comprehensive Permit application for affordable housing which means the HDC's review will be conducted by the Planning Board.
2. Pre-application Review of a proposed major land development at **461 Main Street** that calls for 15 new residential units at Map 75, Plat 3, Lot 286 plus over 9,000 gross square feet of commercial space. The parcel is owned by applicant **East Greenwich Properties, LLC**. The parcel fronts on Main Street, Liberty Street, and Union Street. The property is currently zoned CD-1, Commercial Downtown which provides for both commercial and residential uses. Project appears to propose roughly double the allowable density but if it proceeds as a Comprehensive Permit including 25 percent of all residential units as deed-restricted affordable, any need for formal zoning relief will be negated. Property is located within the downtown historic district.
3. Adjourn
4. Posted: February 1, 2018