

Planning Board Agenda
Wednesday May 15, 2019
Town Council Chambers - Town Hall
125 Main Street
7:00 P.M.

1. Continued from January 9, 2019 – a further continuance to July 17, 2019 is requested: Master Plan review of a major commercial land development at **5865 Post Road**, being Assessors Map 45-11, Lots 10 and 22. Project site currently contains a commercial enterprise (Anderson Ski and Dive) and a new roughly 6,000 square foot commercial building is now also proposed. Proposed use is a craft brewery. Property is zoned CH, Commercial Highway and is approximately 1.79 acres in size. Property Applicant is John Holmander dba Pilot Properties, LLC and the property is owned by Pilot Properties.

2. Final Plan 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 with additional redevelopment 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. Continued from March 20, 2019 - Preliminary Plan Review with required public hearing on a proposed major subdivision at the end of Princess Pine Drive off Taggart Court. Applicant/Owner is GSA Properties, LLC and the project was previously called "Princess Pines Subdivision," and then "Frenchtown Highlands." Project name is now "**Highland Woods.**" Project calls for 25 new lots on the roughly 79 acre parcel located at Map 7, Plat 19, Lots 12 and 156 with five off-site deed-restricted affordable units to be provided per the Town's Inclusionary Zoning code. Proposed project site is at the extreme southwest edge of Town abutting the towns of West Greenwich and Exeter. Property is zoned F-2, Farm with a two acre lot size minimum. In addition to the extension of Princess Pine Drive, two other new roads would be constructed and Tipping Rock Drive would be extended from the north to connect with Princess Pine Drive.

4. Approval of a proposed zoning ordinance amendment – to accommodate “distilleries” as defined in state law. Proposed amendments would include changes to Article II, Definitions, of the Zoning Code, being Section 260-6 of the Town Code and to Table 1 of the East Greenwich Zoning Code – Table of Permitted Uses (last amended 5-9-16 by Ordinance 853). In addition, Section 260-20 of the Zoning Code, Required off-street Parking Spaces (in Chapter VI, Off-street Parking Regulations) would also be amended.

5. Minutes: The Board is asked to review and approve minutes of the 5/1/19 meeting.

Adjourn.

Posted: May 10, 2019