



East Greenwich Planning Board

Regular Meeting

Wednesday, May 18, 2022 at 7:00 PM

HYBRID IN-PERSON & REMOTE MEETING VIA ZOOM

Town Hall, 125 Main Street, East Greenwich, RI 02818

DATE OF POSTING: May 13, 2022

Click the link below to join the webinar:

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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 and Roll Call

2. Consent Agenda – Administrative Approvals

- A) Administrative Subdivision for property located 467 Cedar Avenue; being Map 83 AP 9 Lot 86 (owned by Matthew Langwell) along with vacant lots; being Map 83 AP 9 Lots 117 and 118 (owned by Dennis Langwell) abutting to the north and having frontage on Verndale Drive. The application request moves the shared lot line slightly north between 9.95'-16.90'. By modifying the lot line 467 Cedar Avenue (Lot 86 increases in

size from 28,271 s.f. to 30,742 s.f. (+2,471 s.f.) while Lot 117 decreases from 11,289 s.f. to 10,000 s.f. (-1,289 s.f.) and Lot 118 decreases from 11,182 s.f. to 10,000 s.f. (-1,182 s.f.). The subject administrative subdivision was recorded on April 15, 2022 as Plan #1001.

- 3. Required 5-Year Master Plan Update for the New England Institute of Technology Campus** located at 1 New England Tech Boulevard – Assessor's Plat 80 Plat 12 Lot 76 and Assessor's Plat 70 Plat 12 Lots 16, 576, 577 & 578. The Campus received a Master Plan approval in June, 2015 and it was acknowledged that full campus build-out would be a very long-term endeavor. Approvals required that the Master Campus Plan be revisited with the Planning Board every five years. The Institute submitted a required plan update in April, 2020 but the global COVID-19 health emergency created some uncertainty in their plans. They appeared before the Planning Board in May, 2020 and May, 2021 to request a one-year extension of the re-visit to allow time to adapt and reconsider. The extensions were granted but the Institute finds itself still on tenuous ground in terms of long-range planning. NEIT currently does not anticipate any new construction for the foreseeable future and requests the Planning Board to consider the June 3, 2015 Master Plan as the 5-Year Master Plan effective June 3, 2022.
- 4. For Decision: Combined Pre-application and Preliminary Plan review** of a two-lot subdivision for **KREG Management** at 5341 Post Road, being Map 64 Assessor's Plat 6 Lot 19. The property is 0.62 acres in size and is zoned Residential, R-10 and the result of the action will be one new single-family house with no new road creations and both lots will be compliant with the Town's dimensional regulations.
- 5. For Decision: Preliminary Plan Review with Required Public Hearing - GDubon Properties, LLC (Christopher Reynolds)** 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 be reconfigured to five single-family house lots at the end of Forest Lane and related access, lighting, landscaping, drainage and other infrastructure and amenities will be developed on site. Property is zoned F-2, Farm. The project site sits at the end of Forest and Canterbury Lanes at the West Greenwich Town line.
- 6. Review and Recommendation of Zoning Ordinance Amendments** – Per Town Code, the Planning Board is charged with reviewing proposed zoning amendments and making a recommendation to the Town Council.

A) The Town Council has requested additional modifications to the original amendments recommended by the Planning Board on December 15, 2021 pertaining to Article XX of the Zoning Code, Solar Energy Systems and Facilities. Specifically, revisions to Section 260-119 through Section 260-123 are being considered. The goal of the proposed amendments is to streamline the review process for roof-top solar projects while further restricting ground-mount projects. Staff has found that subjecting roof-top projects to all the provisions of the full Land Development Regulations is unnecessarily cumbersome and the process is a disincentive to development of these low-impact green energy projects. The new revisions allow for roof-top solar projects to be allowed by right in all zones provided that HDC review and approval is required for all such systems to be located within the Historic District. While the Town Council and Planning Board agree with allowing roof-top projects by-right there is incongruity with the proposed restrictions to ground-mount projects. **(Continued from the April 6, 2022 Planning Board meeting.)**

7. For discussion only – The City of Warwick has notified the Town of their recently adopted Comprehensive Plan amendment regarding regulations for the installation and siting of solar energy systems. Pursuant to RIGL 45-22.2-9, the *Rhode Island Comprehensive Planning and Land Use Regulation Act*, they are inviting comments from abutting municipalities.
8. **Minutes** – The Board is asked to review and approve minutes of the 10/20/21, 11/17/21, 12/15/21, 3/2/22, and 4/6/22 meetings. Continuance requested.

Adjourn