



East Greenwich Planning Board

Wednesday, May 20, 2020

7:00 PM

Virtual Meeting Via Video- and Tele- Conferencing

DATE OF POSTING: May 14, 2020

EAST GREENWICH PLANNING BOARD AGENDA

When: May 20, 2020 07:00 PM Eastern Time (US and Canada)
Topic: Planning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88361969975>

Or Dial in by Telephone:
Dial (for higher quality, dial a number based on your current location):

US: +1 929 205 6099
or +1 312 626 6799
or +1 301 715 8592
or +1 346 248 7799
or +1 253 215 8782
or 888 475 4499 (Toll Free)
or 877 853 5257 (Toll Free)

Enter Webinar ID: **883 6196 9975**

International numbers are available: <https://us02web.zoom.us/j/88361969975>

Planning Board Agenda

1. Call to Order
2. Roll Call
3. Consent Agenda

A) Extension: 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 the required plan update in April, 2020 but the current national health emergency has created some uncertainty in their plans. They have requested a one-year extension of the re-visit to allow time to adapt and reconsider as needed.

Section 263-16 (Master Plan General Provisions) Sub-Section G, “Vesting” of the Town’s Land Development and Subdivision Review Regulations states, “Vesting may be extended for a longer period, for good cause, if requested by the applicant, in writing, and approved by the Permitting Authority. Master plan vesting shall include the zoning requirements, conceptual layout and all conditions shown on the approved master plan drawings and supporting materials.”

4. Public Hearings

A) Preliminary Plan Review of a **major redevelopment project at 695 Main Street**, being Assessor’s Map 75, Plat 3, Lot 76. The former gas/service station would be removed and replaced with a bank with drive-thru. Property is located within the historic district and the Historic District Commission has purview over final plans. The drive-thru use requires zoning relief which was granted by the ZBR in January, 2020. Applicant is The Washington Trust Company and the property owner is 20 Water Street Realty, LLC. Project Master Plan approval by the Planning Board was granted December 4, 2019. Application materials can be found on the Town’s website here: <http://www.eastgreenwichri.com/648/Current-Applications> Click on the “Planning Board Applications” tab.

5. Reports

A) Recent Administrative Approval:

Record Plan of the so-called “affordable lot” associated with the Frenchtown Place Subdivision. The 11-Lot cluster subdivision received Final Plan approval by the Planning Board on May 2, 2018 and it represented the Town’s first major project to include an off-site affordable unit. The project was located at Assessor’s Map 29, Plat 18, Lot 60 and the affordable lot was nearby at Assessor’s Map 29, Plat 18, Lot 7. A plan was signed and recorded on May 4, 2020 memorializing the existence of a deed restricted 3-bedroom single family home at this location.

Adjourn

Public Access Instructions for “Virtual” East Greenwich Board Meetings

The Town of East Greenwich is conducting a virtual Planning Board Meeting on Wednesday May 20, 2020 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 above (also 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: 883 6196 9975

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: 883 6196 9975

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.

Accessing applications, site plans and other documents:

All materials submitted for consideration in public hearings – along with some additional supplemental materials - will be made available on the Town’s website well in advance of the scheduled meeting. You will want to visit the Planning Department’s page via the ‘eastgreenwichri.com’ site. There you will see a sidebar heading called “Current Projects” where all relevant materials are placed and labeled. {To get to this location directly, please go to: <http://www.eastgreenwichri.com/648/Current-Projects> } Look under the “Planning Board Applications” heading to see the applications, plan sets and other background documents.

Please do not hesitate to call the Planning Department at 401-886-8645 if you need help viewing any information.

Abutters, objectors, and other interested parties who anticipate participating in this meeting are strongly encouraged to contact the Planning Department at 401-886-8645 or 401-886-8644 in advance. This is especially true if you expect to present evidence during the meeting (photographs, petitions, or other documents) as these will need to be officially

entered into the record and marked appropriately as exhibits. Your cooperation is greatly appreciated.

Remember, you do not have to have a webcam to join a Zoom video conference or meeting. You will still be able to use your computer, laptop, etc. for access but will not be able to transmit your video. However, you **will** be able to listen to the proceedings and view any screen sharing.

Basic Zoom Audio Troubleshooting:

If you are recognized to speak, but cannot be heard in the Zoom meeting, please use the following steps to troubleshoot your computer audio or telephone connection.

- Ensure your microphone or telephone is unmuted via its “Mute” button or icon. Remember also, on a phone, *6 toggles the mute/unmute feature. For users joining the meeting via computer video conference, you will find your ‘mute’ control in the lower left corner of the Zoom meeting screen.
- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the ‘drop-down’ menu located beside the ‘mute’ control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to **enter the meeting id** after calling the phone number.
- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you continue to have trouble during the meeting, you will need to use the ‘Q&A’ function on the Zoom screen to inform the Meeting Host that you cannot be heard.