



# East Greenwich Planning Board

Wednesday, June 3, 2020

7:00 PM

Virtual Meeting Via ZOOM Video- and Tele- Conferencing

DATE OF POSTING: May 28, 2020

## EAST GREENWICH PLANNING BOARD AGENDA

When: June 3, 2020 07:00 PM Eastern Time (US and Canada)  
Topic: Planning Board Remote Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84565058920>

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 +1 253 215 8782

or 888 475 4499 (Toll Free)

or 877 853 5257 (Toll Free)

**Webinar ID: 845 6505 8920**

International are numbers available: <https://zoom.us/j/84565058920>

**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. Public Hearings

A) Review of Zoning Ordinance Amendments – for recommendation to the Town Council. Specifically, revisions to Article VI, Off-Street Parking Regulations, of the Zoning Code, being

Section 260-19 of the Town Code. A new sub-section “E” would provide for the temporary suspension of off-street parking requirements for restaurants and retailers in response to temporary emergency declarations and other executive orders issued in connection with the COVID-19 health emergency. Related, amendments to Article XI, Historic Districts, of Chapter 260, Zoning, of the Town Code, are also proposed. Specifically, Section 260-59 would also add a sub-section “E” which would temporarily suspend the requirement that properties in the historic districts secure a Certificate of Appropriateness for certain alterations. The full text of these zoning amendments is attached hereto.

4. **Minutes** – The Board is asked to review and approve minutes of the 5/6/20 meeting.

## **Adjourn**

### **Public Access Instructions for “Virtual” East Greenwich Board Meetings**

The Town of East Greenwich is conducting a virtual Planning Board Meeting on Wednesday, June 3, 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 (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: 845 6505 8920**

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: 845 6505 8920**

**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.

ORDINANCE NO. (assigned by Town Clerk)

ADOPTED:

AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF EAST GREENWICH, CHAPTER 260 THEREOF, ENTITLED “ZONING”, ARTICLE VI “OFF-STREET PARKING REGULATIONS”, SECTION 260-19 “APPLICABILITY” AND ARTICLE XI “HISTORIC DISTRICTS”, SECTION 260-59 “APPLICABILITY, CERTIFICATES REQUIRED”.

The Town Council of the Town of East Greenwich hereby ordains:

Section 1. Chapter 260 of the Code of Ordinances of the Town of East Greenwich, titled “Zoning” is hereby amended to read as follows:

Article VI – Off-Street Parking Regulations

Sec. 260-19. Applicability.

A. Existing structures and uses. Off-street parking spaces associated with any existing building or use shall be maintained so long as the existing building or use remains.

B. Alterations, additions, changes of use. All new vehicular use areas, those altered or improved subsequent to the adoption of these regulations, and structures that are enlarged or whose use is changed such that an increase in required off-street parking results (per § 260-20, Table of Required Off-Street Parking Spaces) shall be subject to the provisions of this article and shall be required to submit a parking plan as described under § 260-21 of this article.

C. Nonconforming parking.

(1) Where parking spaces are provided and maintained in connection with a building or use legally existing at the time this article became effective and are insufficient to meet the requirements for the use as now set forth by this article, such lots will be considered legally nonconforming.

(2) Where extensions, additions or enlargements to the building or use are contemplated, no such extension may be made unless the applicant can demonstrate compliance with the provisions of this article through the submission of a parking plan as detailed under § 260-21 of this article.

D. Exemptions. Any property which provides at least 50% of the required parking for the building or use and is destroyed by fire or natural causes may be restored to its original use, provided that the floor area is not increased without conforming to the parking requirements of this article.

E. Parking requirements may be suspended in whole or in part for restaurants and retailers in connection with a duly-authorized temporary expansion of a restaurant service area as provided for in Section 15-9.

Article XI – Historic Districts

Sec. 260-59

Applicability; certificates required.

A. This article shall be applicable to any property described in § 260-58, including developed and vacant sites.

B. Structures and accessories. A certificate is necessary for construction, alteration, repair, relocation, removal or demolition of new or proposed structures and accessories for all of the following conditions:

(1) A building permit or demolition permit is required for such work or the work proposed will affect the exterior appearance of the structure or its appurtenances. The Building Official may not issue a permit until the Commission has granted a certificate under the provisions of this article.

(2) The proposed project is for exterior work.

(3) The proposed project is not a replacement-in-kind.

C. Stone walls. A certificate is necessary for the alteration, relocation and/or demolition of any stone wall located within a historic district or on a listed outlying property per § 260-58B above, whether or not a building permit is required for such work. No work on an applicable stone wall may begin until the Commission has issued a certificate in accordance with the provisions of this article.

D. Additional regulations. The regulations pertaining to the various zoning districts which may be included within any historic district or which may apply to the outlying property identified in § 260-58B shall apply, together with the additional requirements as set forth in this section and this article.

E. A certificate of appropriateness need not be obtained in connection with a duly-authorized temporary expansion of a restaurant service area as provided for in Section 15-9, provided that no permanent structure or addition to the structure is erected, and further provided that no removal of existing structural elements or appurtenances shall be allowed.

Section 2. This ordinance shall become effective upon adoption and shall expire on November 30, 2020, unless renewed by the Town Council in the same manner as the enactment of a new ordinance.