

East Greenwich Planning Board Agenda
Wednesday August 21, 2019
Town Council Chambers - Town Hall
125 Main Street
7:00 P.M.

1. **Preliminary Plan** for a Comprehensive Permit project at **32 Exchange Street**; being Assessor's Map 85, Plat 1, Lots 87 and 382 – in an R-6, Residential Zoning District. Proposal by Grenier Properties, LLC is for development of 12 dwelling units. Four units (33%) are proposed to meet the State's definition of "affordable" as required. The site is roughly 20,473 square feet in area and related access, parking, utilities, and landscaping will be provided. Continued from June 19, 2019. Applicants request a further continuance to **November 6, 2019** while they conduct further environmental assessments of the site.

2. **Pre-application Review** of a three-lot subdivision at **275 Moosehorn Road** (utility poles 17-18) being Assessors Map 48-14, Lot 129 (currently vacant). Property is 18.6 acres in size and zoned F-2, Farm. Applicants/Owners are William Johnson and Janet Joyce. Project is a minor subdivision and it appears all dimensional requirements for the F-2 Zone are met.

3. **Master Plan Review** of a two-lot subdivision at **120 South Road** being Assessors Map 6-17, Lot 24. Property is 2.4 acres in size and zoned F-1, Farm. Applicant and Owner is Karen Edwards. The Applicant requires a waiver from the Minimum Buildable Area standard spelled out in the Regulations. This relief pushes the application into the category of a Major Subdivision. Overall lot size, frontage, and other dimensional requirements appear to be met.

4. Comprehensive Permit / **Preliminary Plan review** with required Public Hearing of the project known as **The Imperial on Greenwich**, being Assessor's Map 64, Plat 5, Lots 158, and 219 proposed for development by Imperial Investments Inc. on property owned by Joseph Zenga. Project is for 38 units of residential development with ten deed restricted affordable units and all related parking, access, lighting, landscaping and other amenities. Continued from June 19, 2019.

5. Final Plan Review of a proposed 96 unit, 100% affordable **Major Land Development Comprehensive Permit submission**. Location is at South County Trail (Route 2), being Assessors Plat 71-10 Lot 378. Applicant is Dakota Partners and owner is Boulders Lending Trust. Property is zoned PD R-6 – high density planned development. Preliminary Plan approval was granted in December, 2018.

Adjourn.

Posted: August 13, 2019

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.