

Planning Board Minutes
March 6, 2019 – 7:00 P.M.
Town Council Chambers
125 Main Street
East Greenwich, RI

Members Present: Jason Gomez, Chair; Nate Ginsburg, Vice Chair; Ben Lupovitz; Katie Keeffe; Muhammad Akhtar

Members Absent:

Staff present: Lisa Bourbonnais, Planning Director; Aaron Lindo, Planning Technician; Mark Conboy, Town Engineer; Peter Skwirz, Legal Counsel.

Mr. Gomez opened the meeting at 7:07 and introduced those present.

2. Master Plan review of a project that meets the definition of a Major Land Development. Applicant is NuGen Capital Management, LLC and the owner is Briggs Drive Associates. Location is **10 Briggs Drive**, (former Bostitch building) being Assessor's Map 36, Plat 16E, Lot 36. Project involves installation of a major roof-top solar energy system which will require a special use permit from the Zoning Board of Review.

Attorney William Landry represented the applicant and requested a continuance until the next convenient date. Ms. Bourbonnais replied that the next meeting would be March 20th. Mr. Ginsburg made a motion to continue the item until the 20th of March. Mr. Lupovitz seconded the motion which was unanimously approved.

1. David and Tammy **Allaire** for a Preliminary Plan review of a 5-lot subdivision (four house lots and an open space lot) of a roughly 15 acre parcel on Division Road. The property is located at **2415 Division Road**, Assessor's Map 67, Plat 13, Lot 29 in an F-2, Farm Zoning District. The yield plan shows a possibility for 7 single family house lots off a new road spur but the applicants prefer a four-home scenario with all new lots fronting on Division Road. New lots will have deficient frontage, however, and the Zoning Board of Review granted the necessary variances in June, 2018.

Attorney William Landry represented the applicants and gave a background of the application.

Eric Prive, a registered professional engineer with DiPrete Engineering was sworn in and recognized as an expert by the Board. Mr. Prive gave a presentation explaining the existing condition as well as the proposed site plan. The plan consists of 4 lots with the creation of 3 new lots and a 5.5 acre open space parcel. Lots 1 and 2 are on Division Road and lots 3 and 4 will have a common shared driveway. The driveway will have a turn-around for fire safety. The lots will be serviced by private wells and on-site wastewater treatment systems (OWTS). The lot has deep sandy soils which is beneficial for water infiltration. The project has been reviewed by DoT and the curb cut has been approved. The wetland complex has been reviewed and approved by DEM for an insignificant alteration permit. DEM has also performed site suitability for the OWTSs)

Mr. Lupovitz asked about the HOA and the maintenance for the shared driveway. The deeds will include language for the maintenance of the driveway. The open space is to be used for the enjoyment of the residents of the development. It off-sets the foot print of the lots by reducing the lot size. Lots 1 and 2 will have access to the deed-restricted permanent open space via an easement on lots 3 and 4.

Mr. Conboy was asked for input regarding the engineering and he replied that he was fine with it. Mr. Prive had no issues with the DPW comments.

Public comment was opened and closed as there was no one from the public to speak on the item.

Dr. Akhtar asked about the impact on the Town in respect to the traffic and effect on the school system. The reply was that there were no studies done on the impact as the development was minor by definition and therefore not required. The yield plan for the property was 7 lots by right. By only creating 4 lots with a cluster subdivision, the impact is already greatly reduced. An applicant typically only studies impacts for major subdivisions, which is more than 5 lots.

Mr. Ginsburg inquired about the permanent signage for the open space. The reply was that the applicant is open to however the Town wants to demarcate it. Ms. Bourbonnais commented that it has been done in a variety of different ways in the past. The lowest impact possible is preferred.

Mr. Lupovitz made a motion to approve the preliminary plan subject to conditions in the draft motion. Mr. Ginsburg seconded the motion which was unanimously approved.

VOTE: 5 – 0 – 0 in favor of granting Preliminary Plan approval.

3. Minutes: The Board is asked to review and approve minutes of the 1/9/19 and 1/23/19 meetings.

Ms. Keeffe made a motion to approve both sets of minutes. Dr. Akhtar seconded the motion which was unanimously approved.

Ms. Keeffe made a motion to adjourn, seconded by Mr. Ginsburg. Meeting adjourned at 7:39 PM

Minutes respectfully submitted by Aaron Lindo, Planning Technician.

For further information, please refer to the recording available in the Planning Department.