

East Greenwich Planning Board  
Wednesday, May 6, 2020  
Virtual – Convened via the ZOOM remote meeting platform  
7:00 PM

Present: Jason Gomez, Chair; Nate Ginsburg, Vice Chair; Eric Jautaikis; Ben Lupovitz; Kevin Murphy; Chris Pels  
Absent:  
Staff: Lisa Bourbonnais, Town Planner; Aaron Lindo, Planning Technician; Peter Skwirz, Solicitor

### 1. Call to Order

The meeting was called to order at 7:06 PM.

### 2. Roll Call

### 3. Consent Agenda

**A) Extension:** Final Plan Approval of the major land development **at 461 Main Street. Final Plan approval was granted May 24, 2019** for a 15 residential unit project at Map 75, Plat 3, Lot 286 with additional redevelopment of existing commercial space. The parcel is owned by applicant **East Greenwich Properties, LLC.** Per the East Greenwich Land Development and Subdivision Review Regulations, at § A263-21 **General provisions: major land development and major subdivision; final plan. (E)** Recording: “Approval of a major subdivision or land development project shall expire one year from the date of approval with the right to extend for one year upon written request by the applicant, who must appear before the Planning Board for the annual review, unless, within that period, the plat or plan shall have been submitted for signature and recording as specified in these regulations. Thereafter, the Permitting Authority may, for good cause shown, extend the period for recording for an additional period at its discretion.”

Attorney Matt Callahan represented the applicant. He explained that the applicant has been working toward getting contractors lined up to start the project. There have been some COVID crisis related scheduling impacts but the applicants still intend to start the project this year.

Applicant Manuel DaSilva commented that he would appreciate the extension. They are planning on obtaining building permits within the next month or two.

A motion to approve the by-right one year extension was made by Mr. Ginsburg, seconded by Mr. Murphy, and unanimously approved.

#### 4. Public Hearings

A) Master Plan Review with required Public Informational Meeting - review of a Major Commercial Land Development proposed by **JP Morgan Chase**. Location is **1050 Division Street** (corner of Division and Route 2 – involving a portion of the East Greenwich Square commercial plaza). Site is known as Assessor’s Map 081, Plat 010, Lot 006. Property is owned by East Greenwich Square, LLC and is zoned CH, Commercial Highway. Site is greater than 19 acres in total but proposed physical alterations will only affect a small portion of the property. Project involves demolition of an existing restaurant with new construction of a branch bank with remote ATM. Project Pre-application was reviewed by the Planning Board February 5, 2020.

Alan Roscoe, the project engineer, was sworn in. Ms. Bourbonnais commented that Mr. Roscoe’s resume was submitted at the pre-application hearing and he was recognized as an expert.

The project proposed is a tear-down/rebuild of an existing restaurant use. The location of the building footprint will be right where the restaurant is presently but it will be reoriented. The long side of the bank will be facing Division Road and the site will feature remote ATMs near the access drive entering the plaza on the west side. All of the utilities will be reused. There will also be drainage improvements. This 3<sup>rd</sup> drive-through in the plaza will trigger a Zoning Board hearing. The project meets all other zoning requirements.

Mr. Ginsburg asked about the lot coverage and if it meets the zoning requirement. Ms. Bourbonnais replied that the plaza that exists today was approved by the Zoning Board in the 1980’s. The original decision has been revisited and the current site is covered by past decisions rather than by current regulation but even so, the building coverage does not exceed any maximum allowances. The zoning officer sees the site as compliant with approvals in place.

Mr. Ginsburg added that it looks like there is a reduction in total lot coverage with the new plan. Mr. Roscoe stated that is indeed a reduction in the building footprint.

Ms. Bourbonnais commented for the record that the project will be back before the Board at the Preliminary hearing assuming a favorable zoning board decision in the interim. There was no one from the town engineering staff present as they are currently short-staffed.

Mr. Ginsburg commented about pervious versus impervious surfaces, noting that the plan increases the impervious area to 95% from 93%. Mr. Roscoe replied that he is not sure how that is calculated and would get it clarified at the preliminary hearing. It was noted that the actual site is differently configured now versus when the plaza was first developed as DOT has taken a small strip of the grassed buffer for roadway improvements.

Mr. Gomez asked if there was any discussion of the outlet of the ATM lanes going into the inlet

from South County Trail. Ms. Bourbonnais replied that it was talked about briefly at TRC but there has not been a hard look into it yet.

Mr. Murphy asked about the site being over-parked. Mr. Roscoe replied that the intent is to leave the site as intact as possible. There is parking that is set aside for customers in the front of the building. There is a possibility that an island can go in the parking area. Chase does not require a lot of parking as their branch banks do not tend to be large traffic generators.

Ms. Bourbonnais commented that the town does not have a minimum AND maximum parking standard like some other towns so it difficult to characterize something as “over-parked.” There are some other uses that are in flux in the plaza and it will always be a balancing act with green space and impervious surfaces. There will be additional clarity as the project gets further along.

Mr. Ginsburg commented about the lighting calculations, specifically the foot-candles, and added that it would be good to make sure that it is compliant with the regulations. Mr. Roscoe commented that he would look into it and make sure that it is compliant for certain. It will be clarified before the final submittal. Mr. Ginsburg added that it is hard to tell where the construction fence will be and that it would be beneficial to point out.

Ms. Bourbonnais commented that the application is a very complete submittal for the master plan stage. This is of great benefit as it will allow the team to address any issues that might coming up with the Zoning Board’s review. It is a lot more detail than often seen at Master Plan.

Public comment was opened and closed as no member of the public was on hand to speak.

A motion to approve the Master Plan with a favorable recommendation to the Zoning Board for the allowance of a drive-through was made by Mr. Murphy, seconded by Mr. Pels, and unanimously approved.

## **5. Reports**

### **A) Recent Administrative Approvals** – staff made note of the following:

i. Dakota Partners, Inc. Land Development Plan for property located at 1470 South County Trail, Assessors Map 71, Plat 10, Lot 378 for the “Brookside Terrace” 96-unit residential project.

i.i. Administrative Subdivision of property at 105 and 125 Howland Road, being Assessors Map 83, Plat 10, Lot 212 and Assessors Map 73, Plat 10, Lot 77 respectively, property of Adetokunbo Oyelese and Timothy Munoz.

**6. Minutes** – The Board was asked to review and approve minutes of the following meetings: 12/4/19, 1/15/20, 2/5/20, 3/4/20.

There were no comments made on the minutes. Mr. Ginsburg made a motion to approve the minutes. The motion was seconded by Mr. Murphy and unanimously approved.

A motion to adjourn was made by Mr. Ginsburg.

Meeting adjourned at 7:54 PM

Minutes respectfully submitted by Aaron Lindo, Planning Technician.