

East Greenwich Planning Board Minutes

Wednesday, September 2, 2020

Virtual

7:00 PM

Present: Jason Gomez, Chair; Nate Ginsburg, Vice Chair; Eric Jautaikis; Ben Lupovitz; Marc Gertsacov

Absent: Kevin Murphy; Chris Pels

Staff: Lisa Bourbonnais, Town Planner; Aaron Lindo, Planning Technician; Mike Ursillo, Solicitor

### 1. Call to Order

Mr. Gomez called the meeting to order at 7:01

### 2. Roll Call

**4. Preliminary Plan Review** of a minor subdivision proposed by Lisa Sussman and Steven Moss (owners), located at **235 Kenyon Avenue**; Map 74 AP 9 Lot 283(Zoned Residential, R-30). The subject property is an outlying property covered by Historic District zoning and it currently contains a single family home and various accessories. Subject lot is 4.1 acres in size with just over 394 feet of frontage on Kenyon Avenue and would be divided into two lots.

Curt Nunes, the project's land surveyor, represented the project and was sworn in. He explained the plan consisting of a minor subdivision creating 2 lots from 1. Both lots meet all zoning requirements. The 36,735 s.f. is well over the minimum buildable area for the zone and meets all setback requirements. Ms. Bourbonnais added that the application is straightforward and that the biggest logistical issue is the sewer line which will be dealt with when the lot is built upon.

Mr. Ginsburg asked for an explanation of the lot being in the historic district. Ms. Bourbonnais replied that the property is not in the downtown historic district but is an outlying historically significant property. Any physical alterations to the exterior buildings require HDC approval. She shared an advisory opinion from the HDC and labeled it as the Town's exhibit 1. The memo reports details about the house and the history of the property as well as the historic significance. The land surrounding the building is also historically significant. There is a dry laid stone wall that is a historic feature as well as a historic dam on the property. The HDC took the entire site into consideration and made findings that were explained in the memo. They concluded that the subdivision of land is not harmful to the historical significance of the property. New construction on the new lot will have to come before the HDC for review and approval.

Mr. Gertsacov asked if the historic district overlay was imposed on the property owner. Ms. Bourbonnais replied that the property has been covered by the historic district overlay since the late 1980s. There are around 30 outlying lots throughout town with a historic designation. In the Planning Department files for these properties, there are letters that were sent out to owners telling them that the properties have historic value. A few people at the time took the opportunity to opt out of the historic designation. There was considerable public input when the district was drawn years ago and owners weighed in heavily when the district was made.

Mr. Jautais asked if the HDC had jurisdiction over both lots and asked if the applicant has room not to disturb the granite wall fronting the property, specifically regarding the driveway. Ms. Bourbonnais replied that the town engineer looked at the plan and determined that there was adequate room and the wall did not need to be disturbed. No one has commented about the driveway and Mr. Nunes commented that it is part of the public right of way.

The applicant attested that he was okay with the conditions imposed by staff on the draft motion. There were no further comments made and there was no public comment made.

A motion to approve the project was made by Mr. Lupovitz, seconded by Mr. Ginsburg and was 5-0 unanimously approved.

**5. Preliminary Plan Review** of a single lot minor residential subdivision at **360 Kent Drive**, being Assessor's Map 72-10, Lot 361. Applicant/Owner is Brad Turchetta. Property is 3.7 acres in size and it currently contains a single family house. Zoning is R-30, Residential. No relief or waivers are required.

Susan Capasso, a civil engineer representing the project, was sworn in, gave her qualifications to the Board, and recognized as an expert. She explained the project, stating that the owner is dividing off 1.6 acres from the original 3.7 acre lot. The proposed lot meets all zoning requirements. There is a wetland complex in the back of the property and the applicant has a permit from DEM for construction. There were some drainage concerns and the applicant tried to regrade a portion of the property to address the concerns. There is a proposal to relocate a drainage easement on the property. The easement is to be relocated to where the drainage is actually present on site. The property will be serviced through KCWA and a sewer permit would have to be obtained.

Ms. Bourbonnais commented that this subdivision is similar to the previous item but with more wetlands on the property. When the property is to be built on, the town engineer will have to see the drainage calculations. This will come at Final Plan approval and is covered by one of the conditions in the draft motion.

Mr. Ginsburg asked about the wetland area. Ms. Capasso commented that the flags are the wetland edge. The house on the plan was determined by where DEM would permit a house to be built. It is the only spot where a house could be built. Regarding the setback, the odds are very slim that there would be any accessory structures built in the rear yard due to the wetlands.

There were no further comments from Board members and no public comment made. The conditions in the draft motion were accepted by the applicant.

A motion was made by Mr. Ginsburg to approve the project. The motion was seconded by Mr. Lupovitz and unanimously approved with a 5-0 vote.

### **3. Consent Agenda**

#### **A: Recent Administrative Action Report - Appended**

Ms. Bourbonnais explained the reason for the consent agenda is that there is a clause in Rhode Island State Law that requires the administrative officer of a Planning Department to report to the Planning Board the

plans that the Planning Department approves. In the past, the Planning Department has reported administrative subdivisions where adjacent owners redraw their lot lines. Other matters include final approvals that get administratively approved.

Mr. Ginsburg asked about the Washington Trust project. Ms. Bourbonnais commented that it came before the HDC for final review and approval and that she would provide the Board with the finished design. Work has started on the project.

A motion to approve the consent agenda was made by Mr. Jautakis, seconded by Mr. Lupovitz and unanimously approved with a 5-0 vote.

Ms. Bourbonnais commented that the Board approved the annual Affordable Housing Report last month. The Town Council decided that they would like to have a discussion about it on the 14<sup>th</sup>. The Planning Board is invited to participate and the Chair and Vice Chair were specifically invited to participate.

The next meeting for the Planning Board is September 16<sup>th</sup>.

A motion to adjourn was made by Mr. Ginsburg. Meeting adjourned at 7:51 PM

Minutes respectfully submitted by Aaron Lindo, Planning Technician.