

Planning Board Minutes
October 21, 2015 – 7:00 P.M.
Town Council Chambers
125 Main Street
East Greenwich, R.I

Members Present: Chris Russo; John Ayotte; Dan Tagliatela; Jason Gomez

Members Absent: Steve Brusini, Chair; Michael Donegan, Vice Chair; Brad Turchetta; David Eaton

Staff present: Lisa Bourbonnais, Planning Director; Sarah Jette, Legal Counsel.

Mr. Gomez, acting as Chair, called the meeting to order at 7:00 PM and introduced members and staff present.

1. Preliminary Plan Review with Public Hearing, duly advertised and noticed, for **Vikon Properties Corp.** at property known as **Vistas on the Trail**; Located At 1404 South County Trail, Map 71, AP 10, Lot 26 in an R-4 (Dense Residential) Zoning District. Proposal is for development of 17 additional condominium residences in duplex, triplex and quadraplex structures. The site is roughly 8.3 acres and is currently improved with a three-story residential building, club house, pool, parking and related amenities. The development requires no variances or waivers from local land development or zoning regulations.

Mr. Gomez briefly described the request and then Attorney Roger Peters, of Robinson and Cole, representing the applicant, made a brief presentation. He explained that the applicant requests a continuance to the November 4, 2015 agenda. The applicant has finally, after several attempts, arranged for a meeting with the Homeowners' Association, made up of residents who currently live on the subject site. The applicant had been working toward an opportunity to present the proposal to residents in a forum separate from the Town's public meeting and was happy to finally work out the details. They hope it will result in building support for the application. The meeting, wherein the residents will make any concerns or reservations about the project known, could also result in some minor plan modifications. If required changes are more significant, the applicant will likely request an additional continuance to allow time to submit full revisions and have staff review them.

Motion by Mr. Russo, second by Mr. Ayotte to continue the matter to the November 4, 2015 agenda. Motion unanimously supported.

2. Minutes: Approval of the 9/16/15 meeting minutes – staff noted that a couple of modifications had been offered since the time the minutes were distributed and explained what the published version will actually contain, if acceptable to the Board. There was an additional brief discussion about cleaning up some language page 9. Motion by Mr. Russo, second by Mr. Ayotte to approve the minutes as discussed. Motion unanimously supported.

Mr. Ayotte wondered aloud if too much time is spent on the minutes, both from a staff perspective and from a review perspective, adding that actual transcripts can also be available if a “word for word” record is desired. Further, a transcript would be utilized in court in lieu of minutes. Ms. Bourbonnais explained that it is rare that the Town actually requests, pays for, and produces a transcript. Since most items appearing on a board docket are heard multiple times at multiple levels of review, staff has always prioritized detailed and accurate minutes as a comprehensive record of how an individual application proceeds through the approval process. It stimulates Board members’ memories and helps the public understand the evolution of various projects. After some discussion, the group agreed by consensus to continue producing and reviewing minutes with the same level of effort and attention as always

3. Planning Board Member Comments: For items not on the agenda and not relating to specific applications.

Staff noted that the November 4 meeting will now be a bulky and complex agenda. Mrs. Bourbonnais asked for a count of who would be present. Given anticipated absences and recusals, it was noted that Mr. Russo would be the senior member present that night and would serve as Chair. Further, with only four members expected to attend, applicants will need to be advised that any action on their applications will need to be decided unanimously that night as a favorable vote of a “majority of the board” (not just a majority of those present) would be needed to advance any plan.

With no other comments, Mr. Tagliatela made a motion to adjourn. Motion seconded by Mr. Ayotte and unanimously supported. Meeting adjourned at 7:30PM.

Minutes respectfully submitted by the Planning Department. For further information, please contact the Department.