

Planning Board Minutes
November 4, 2015 – 7:00 P.M.
Town Council Chambers
125 Main Street
East Greenwich, R.I

Members Present: Steve Brusini, Chair; Dan Tagliatela; Chris Russo; David Eaton

Members Absent: John Ayotte; Michael Donegan; Jason Gomez; Brad Turchetta

Staff present: Lisa Bourbonnais, Planning Director; Aaron Lindo, Planning Assistant; Thomas Coyle, Town Manager; Sarah Jette, Legal Counsel

Mr. Brusini called the meeting to order at 7:09 PM and introduced members and staff present. He addressed items 2 (Public Hearing for Vikon Properties Corp. at property known as Vistas on the Trail) and 3 (Public Informational Meeting: Philip Ryan Homes, LTD for property owned by Middle Park Enterprises, LLC) on the agenda before item 1, commenting that they are being continued to the Planning Board meeting on December 9, 2015. As the applicants for items 2 and 3 were not present, no comment or discussion was made. Mr. Brusini commented for the record that he was also recused for items 2 and 3.

1. Recommendation: Zone Change and Comprehensive Plan amendment of **William J. Ross** for property owned by Thomas P. Hegburg & Linda Keehan for “William J. Ross Inc. Headquarters,” located on a land-locked vacant parcel adjacent to New London Turnpike; being Map 67 A.P. 13 Lot 34 (Zoned MUPD, Mixed Use Planned Development). The Applicant proposes to construct a commercial office and warehouse building with 6,000 square feet of gross floor area and storage of construction equipment and landscape material. The Planning Board reviewed the project at the Master Plan stage and granted a conditional approval on September 18, 2014. The Planning Board now needs to make a formal recommendation to the Town Council regarding the Comprehensive Plan and Zoning Amendments.

Mr. Brusini gave a brief history of the item. Roughly a month ago, a lengthy public hearing was held for this matter with the issue being the appropriate procedural avenue for the applicant to take. The Board suggested the appropriate avenue would be a Comprehensive Plan amendment. The applicant has since requested a Comprehensive Plan amendment.

K. Joseph Shekarchi, attorney representing the applicant, William Ross, came forward and introduced himself. He stated that the applicant has amended his application and is seeking a favorable recommendation for a zoning amendment with variances and a Comprehensive Plan amendment that will be heard before the Town Council in the near future. The size, location and use are unchanged from the previous application.

Mr. Brusini asked if any member of the Board had any comments or questions for the applicant. Mr. Tagliatela asked for an update regarding the Department of Transportation property that the applicant is planning to lease. Mr. Shekarchi stated that it is currently at the same state it was at a month ago. There is currently a preliminary agreement and have received notification from the DoT with suggested comments and amendments for the physical alteration permit. The property will be leased. In addition, there is a formal agreement with the Town of West Greenwich regarding access and maintenance to the easement for property access. West Greenwich has asked for a minor modification regarding inspections. The applicant has agreed to assume the cost of the inspections and the necessary documentation has been filed.

Mrs. Bourbonnais gave clarification regarding Comp. Plan compliance. The applicant is requesting a zone change and is asking that certain variances be included with the zone change. The relief requested is frontage relief that would be required regardless of the use as well as relief from the buffering requirement.

Mr. Brusini followed up with more clarification. The Board is making a recommendation on the Comp. Plan amendment, on a zone change, and variances. Certain requirements that would ordinarily apply to the zone would be waived, such as the frontage requirement because the site does not have any useable frontage. The Board is reviewing a zone change which would include variances and make further variances from the Zoning Board of Review unnecessary.

Mr. Eaton directed a question to Mrs. Bourbonnais regarding the business plan of the applicant to be at the site for 10 years and leave. The answer was that this is the known plan but once the zoning is changed, it runs with the land so all the relief that is approved transfers to the next user of the land unless the new user is going to do something different that requires a new approval process.

Mr. Eaton asked about the time frame associated with this re-zoning process. Mrs. Bourbonnais replied that the Plan amendment is treated like an ordinance by the Town Council and it would take 3 readings that can usually be accomplished in a couple of months' time. Once the Council enacts the change, it needs to go to the state to be approved but it should go smoothly.

Following up on Mr. Eaton's question, Mr. Brusini commented that the zone change to LIO is not unique to the applicant and the variances requested would apply to anyone seeking to have a commercial/light industrial use. It is due to the unique configuration of the lot having no frontage.

Mr. Brusini asked for comments from the applicant and then from the public. There being none, public comment was closed. With no further questions or comments from the Board, a motion was made by Mr. Russo for a favorable recommendation regarding the Comprehensive Plan amendment and the zone change. Motion seconded by Mr. Tagliatela. The motion was voted on and passed unanimously.

VOTE: 4-0-0 for a favorable recommendation regarding the Comprehensive Plan amendment and the zone change.

4. Minutes: Approval of the 10/7/15 and 10/21/15 meeting minutes.

Although the minutes could not be voted on, Mr. Brusini made corrections to the October 7, 2015 minutes which will be docketed for approval December 9th.

- Page 5, 5th paragraph, “Mr. Brusini asked if the economic translation could work, where an off-site consideration was given for a million dollar house, 4 [removed: \$200,000] **\$250,000** houses could be provided (\$1 million worth of affordable units).”
- Page 6, 4th paragraph, “The interpretation [removed: nis] **is** that exactly 20% is the requirement.

Both changes were noted and corrected.

Mr. Tagliatela commented that his name was ~~spelt~~ **spelled** wrong on the last page of the October 21, 2015 minutes. The change was noted and corrected.

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

Staff handed out re-codification packets to the Board for the December Planning Board meeting. Mr. Russo commented that he will be absent from that meeting.

Motion to adjourn made by Mr. Russo, seconded by Mr. Tagliatela. Meeting adjourned at 7:31 PM