

Planning Board Agenda
March 2, 2016 – 7:00 P.M.
Town Council Chambers,
125 Main Street
East Greenwich, RI

1. Master Plan Review with Public Informational Meeting: **Philip Ryan Homes, LTD** for property owned by Middle Park Enterprises, LLC. The applicant seeks a Master Plan approval of proposed construction of 50 dwelling units on 10.84 acres, being near utility pole 104 on Middle Road; Assessor's Map52, Plat 11, Lot 499, zoned LI-O, Light Industry-Office. Project requires a Comprehensive Plan amendment and a Change of Zone to PD-R/4 which is a residential planned development zone. **Continued from 2/3/16.**
2. Preliminary Plan Review with public hearing of a proposed one-lot subdivision that would create a roughly 3 acre parcel from the RI Route 4 right of way corridor. The parcel would front on Frenchtown Road and is currently owned by the RIDOT. No formal development plan is currently under consideration but the RI Housing and Mortgage Finance Corporation proposes to land bank the parcel for Cove Homes which hopes to develop supportive affordable housing on the site in the future. The "parcel" is currently without an address or parcel ID and there is no zoning designation. Any approved lot cut would be contingent upon the Town Council approving a zoning classification, currently proposed to be MUPD – Mixed Use Planned Development, which would accommodate the anticipated project.
3. Continued Discussion: The Town of East Greenwich is considering amending its zoning regulations pertaining to "farming" and agricultural land uses. Such amendment would include changes to Section 260 – 6, Definitions, of the Town Code and Section 260a, Table 1, Table of Permitted Uses by Zone. Sections 260 – 108 through 260 – 110 would be added to the Zoning Code to address farming/agricultural operations. Previous drafts were reviewed Summer, 2015 and those included provisions for "urban agriculture" which would accommodate agricultural operations on properties zoned strictly for residential use. The current draft makes no such provisions.
4. Minutes: Approval of the 2/3/16 meeting minutes.
5. Planning Board Member Comments: For items not on the agenda and not relating to specific applications.

Adjourn

Posted: February 24, 2016