

Planning Board Minutes
February 3, 2016 – 7:00 P.M.
Town Council Chambers, Town Hall
125 Main Street
East Greenwich, R.I

Members Present: Jason Gomez; Dan Tagliatela; Brad Turchetta; Chris Russo; John Ayotte; David Eaton

Members Absent: Steve Brusini; Michael Donegan;

Staff present: Lisa Bourbonnais, Planning Director; Aaron Lindo, Planning Assistant; Sarah Jette, Legal Counsel; Lorri Byrne, Assistant Engineer; Joe Duarte, Director of Public Works; Thomas Coyle, Town Manager

As acting Chair, Mr. Gomez opened the meeting at 7:05 PM.

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 51 dwelling units on 9.84 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 1/6/16.**

Since the applicant is presenting a new layout of the project. The meeting is for informational purposes only. No decision will be made and the Master Plan meeting will continue on March 2, 2016 to allow for further review.

Representing the applicant was Mr. William Landry, an attorney with Blish and Cavanagh. He gave a brief background of the application, noting that there were 51 units the when the plan was presented previously and it is now down to 50 units with considerable changes made to the layout.

Changes made:

- Additional acre added approximately 70' wide by 624 feet long on the west side of the lot.
- Created better separation between units for less density.
- Eliminated the need for setback relief on 3 of the 4 sides.
- Lowered the dimensional discrepancies.
- Added additional drainage and snow storage areas.
- Addressed sidewalk issue by including a sidewalk.

Mrs. Bourbonnais commented that Anna Novo, the traffic engineer who peer-reviewed the traffic study, will be in attendance at the continued meeting on March 2nd.

Ms. Nicole Reilly, an engineer with DiPrete Engineering, was sworn in. She expanded on what Mr. Landry initially explained with the changes:

- With the additional acre, the site is expanded 70 feet on the west side.
- Increased distance for setbacks.
- Increased building distance from the road.
- Enhancement of the landscape.
- With the increased space, the driveways have been cleaned up.
- There are now 3 cul-de-sacs instead of 1.
- Increased drainage.
- Entry to the facility will have more space.
- Sidewalks will be added that will connect to Middle Road.

Mr. Turchetta asked if the unit sizes have changed and Ms. Reilly answered that no, they were not changed.

Mr. Ayotte asked what the additional acreage on the west does in regards to buffering. Mr. Landry explained that it is an improved situation from 20 feet to 40 feet which will allow a better buffer to be put in place. The proposed additional acre is in contract with ON Semi.

Mr. Ayotte asked if the roadway width was the same. Ms. Reilly answered that everything is the same with the roadway; 24 feet with curbing.

Mr. Gomez commented that it is known that the contamination from the original site has been cleared and asked about the additional acreage. Mr. Landry expressed that he believes with a high degree of certainty that the additional area will be released from the ELUR.

Mr. Gomez commented that procedurally, the Board will have to vote on a continuance since the information presented is new and will need to be reviewed. He then opened public comment.

Charles Moran of 116 Pine Glen Drive asked when a vote will take place on the Master Plan. Mr. Gomez answered that the vote would take place on March 2nd to allow time for the Town to review the revised plan.

Ken Fish of 171 Pine Glen Drive asked about the number of units because his primary concern is density. Mr. Gomez answered that the original number was 56 units which has now dropped to 50 units over an increased area. Mr. Fish commented that the other issue was traffic was inquiring about the second opinion on the traffic study. Mrs. Bourbonnais said that she could provide the comments from the peer-review on the traffic study. She explained that the review

was largely in line with the original study done by the applicant. Ms. Novo, who conducted the review, has done other traffic analyses for other projects around the Town, including projects on Middle Road. It was concluded that the project would be less traffic intensive than the proposed light office/industrial use.

Ray Gilmore, resident of East Greenwich, presented comments to the Board. He expressed that he is in support of the project. He is looking to downsize his current living situation but continue to live in East Greenwich and is finding it difficult to do so. Because of the high tax rate in the Town, it is hard to find housing for those that are 55 and older (himself included) and transition down to a smaller home. He noted that the East Greenwich Comprehensive Plan calls for 10% of the housing in East Greenwich to be affordable and that this project would help raise that percentage and meet that objective. He continued to express his support of the project.

Mrs. Bourbonnais asked the applicant to rehash the price points of the units. Tom Primeau, the developer of the project, explained that there are two types of buildings, duplexes and triplexes. The duplexes have 2 market-rate units have 2 car garages and two bedrooms and two and a half bedrooms with 1,745 sq. ft. of area. The triplexes contain an affordable unit in between two market-rate units. The affordable units are 1,450 sq. ft. with 2 bedrooms and 2 and half bathrooms with a 1 car garage. The number of affordable units is 20% of the total unit count which is 10 units.

Mr. Turchetta asked if the affordable units would be dispersed equally within the market-rate units. Mrs. Bourbonnais explained that there is no current language to address that.

Nelson Brinckerhoff of 1831 Middle Road came up to speak. He expressed that the footprint of the project is large and crowded. A project like the Vistas [on the Trail] building would be a more appropriate use for the land. He also commented that there is no parking in the project and that there should be overflow parking. He noted that cul-de-sacs create Town service problems. A throughway would be a much better plan. He ended by opining that a multi-level building would be preferable to the proposed congested urban living.

Mr. Gomez suspended public comment and asked the Board for a motion to continue the Master Plan meeting until March 2, 2016. Mr. Russo made the motion, seconded by Mr. Ayotte and passed unanimously.

2. Minutes: Approval of the 10/21/15, and 1/6/16 meeting minutes.

10/21/15: Motion made to approve by Mr. Russo, seconded by Mr. Ayotte. Minutes passed.

1/6/16: Motion made to approve by Mr. Turchetta, seconded by Mr. Tagliatela. Minutes passed.

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

No comments were made.

A motion to adjourn was made by Mr. Turchetta, seconded by Mr. Eaton. Meeting adjourned at 8:05 PM