

Planning Board Minutes  
April 20, 2016 – 7:00 P.M.  
Town Council Chambers, Town Hall  
125 Main Street  
East Greenwich, R.I

Members Present: Michael Donegan, Vice Chair; John Ayotte; Brad Turchetta; Chris Russo; Jason Gomez

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

Mr. Donegan opened the meeting at 7:06. The first item on the agenda was switched with the second item.

2. Public Hearing on the Town's Community Development Block Grant (CDBG) application (Plan Year 2016). Review of the application for consistency with the Comprehensive Community Plan (Certification required).

Mrs. Bourbonnais gave background information on the item. For the yearly CDBG application process, the state requires communities to hold a public hearing to certify that each application is not in conflict with and part of the Comprehensive Plan. There are 6 activities plus an administrative line item for this year's application. Staff recommends Planning Board approval for the applications to be sent to the Town Council for final approval.

Mr. Ayotte asked how the awards were established. Mrs. Bourbonnais replied that some of the applicants serve the local community and some serve the broader, regional community. In regards to last year's request for an area benefit of downtown Main Street, the state government decided to go a different direction and not award any money to the Town. Even though the Town did not get the requested funds for an area benefit, the Town received money through a different grant.

Mr. Gomez asked who is responsible for following through with the applicants to ensure they are using the money they receive for what they applied for. Mrs. Bourbonnais explained that it is a contractual process and process is controlled by state and local audits. In regards to deciding what entities get funded, priorities shift year to year depending on the situation.

Mr. Turchetta asked how the monetary amount was determined for an applicant. The response was that there is a set amount each community can apply for. For East Greenwich, the cap is set to \$250,000. Though it is highly unlikely any applicant will be turned down, the monetary amount is ultimately up to the state to determine.

Mr. Donegan asked if there were any applicants who would like to be heard. Marcia Sullivan from the East Greenwich Housing Authority addressed the Board. She stated that the money requested will be used to replace all of the boilers. This is the last phase of replacing boilers and the next phase will be painting. The Comp. Plan identifies preserving housing managed by the Housing Authority.

Janet Kenney from London Bridge addressed the Board. She explained what London Bridge does and how it helps families with children, specifically families with nightshift workers who need child care.

Gerri Manning from Cornerstone Adult Services addressed the Board and explained the services the agency provides. Cornerstone supports low income elders, giving them meals and care as well as programs to foster mental stimulation.

Mr. Donegan asked for a discussion from the Board. Mr. Gomez suggested that Cornerstone be moved up in the priority list for being present at the meeting. Mr. Ayotte, Mr. Turchetta and Mr. Donegan suggested that the list stay the same as planning staff recommended. It was decided that the list was to be left as is. Mrs. Bourbonnais read the certification and Mr. Gomez made a motion to recommend the certification as is, seconded by Mr. Turchetta and passed unanimously.

VOTE: 5-0 in favor of the motion to recommend the CDBG certification to Town Council.

1. Pre-Application Review of a proposed major land development that calls for 21 new residential units at **1001 Main Street** (Map 64, Plat 5, Lot 106). The parcel is owned by Pojac Point Partnership and the applicant is Contemporary Builders. The parcel fronts on Main Street and its only access would be from there. The property is currently zoned CD-2, Commercial. Project build-out would include a single structure with a roughly 9,000 square foot footprint. The building would be three stories with seven 943 square foot one-bedroom dwelling units per floor.

Len Iannucculli addressed the Board as a representative for the application and introduced his team as well as background information about the project. The project is to replace the existing Harris Tool building with a newly constructed building consisting of 21 residential units, each being under 1,000 sq. ft. with one bedroom.

Edward Wojcik, the architect for the project, addressed the Board. He explained that re-using the existing building was explored but it was deemed unsuitable for a residential conversion. The recommendation was to demolish the existing building and build a new 3 story structure with views toward the adjacent pond. The building would be fully sprinklered and include storage in the basement for residents. The clientele for the occupancy is aimed at young professionals and retirees.

After discovering that the applicant did not see the staff report, there was a short break so that they could review the report. Upon review, the applicant addressed a firetruck comment, stating that there have been firetruck turnaround simulations done.

With questions from the Board requested, Mr. Turchetta asked if the project would consist of condos or apartments. Joseph Palumbo identified himself and replied that the project is in the early stages of development so it is not yet determined what the units will become. Mr. Turchetta followed up with a question about parking. Mr. Palumbo replied that there is a standard for parking per unit and the project has met that number.

Mr. Ayotte asked about elements of traffic circulation for the parking lot and coming out on to Post Road. Brandon Carr, an engineer from DiPrete Engineering, replied that there have been configurations done for the traffic circulation in the parking lot and a consideration for left turn only coming out onto Post Road.

Mr. Gomez commented that the lot is currently zoned as Commercial and asked if the zone has to change. The explanation was that the zone change will be included with the comprehensive permit. The comprehensive permit procedure was explained.

In regards to nearby wetlands, they have been delineated but will be further engineered in later stages.

Changing gears, Mrs. Bourbonnais commented on the affordable aspect of the project, saying that rental affordable housing is different than buying affordable housing. She suggested talking to the Housing Authority sooner rather than later.

Mr. Turchetta asked about the price range if they were to be sold. The response was that they would be between \$255,000 to \$275,000 for market rate units and \$226,000 to \$230,000 for the affordable units.

Mr. Donegan asked the Board for opinions on the project. Mr. Turchetta said that it was a great idea for the lot. Mr. Ayotte agreed with Mr. Turchetta but had concerns of safety, traffic and other areas that will have to be looked into in the later stages. Mr. Gomez was in favor of the projects and stated that it would be a good use. Mr. Donegan echoed the previous comments and stated that the only concern was the traffic. The applicant team acknowledged the Boards concerns and would like to see a traffic study for the project as well.

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

There were no further comments from the Board.

Mr. Gomez made a motion to adjourn, seconded by Mr. Ayotte. Meeting adjourned at 8:10PM

Minutes respectfully submitted by Aaron Lindo, Planning Assistant.

For further information, please refer to the recording available in the Planning Department.