

Planning Board Agenda
June 1, 2016 – 7:00 P.M.
Town Council Chambers
125 Main Street
East Greenwich, RI

Members Present: Steve Brusini, Chair; Michael Donegan, Vice Chair; Dan Tagliatela; Jason Gomez

Staff present: Lisa Bourbonnais, Planning Director; Aaron Lindo, Planning Assistant; Peter Clarkin, Legal Counsel

Mr. Brusini opened the meeting at 7:06 PM, introducing the Board and staff present.

1. RECOMMENDATION: **Philip Ryan Homes, LTD** for property owned by Middle Park Enterprises, LLC. The applicant proposes construction of 50 dwelling units on about 11 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. All Plan amendments and Zone changes to be enacted by the Town Council require a recommendation from the Planning Board.

This item is to be continued for the June 15, 2016 Planning Board meeting. Mr. Brusini and Mr. Donegan stated for the record that they are recused from this item.

2. Preliminary Plan application and Public Hearing for "**The Fallon Plat,**" property of Francis H. Fallon located at Map 16, AP 19, Lot 38 at 999 Tillinghast Road in a Farm F-2 zoning district. The project proposes a two-lot residential subdivision on a 16 acre site, with related access, easements, utilities, and landscaping.

Attorney Peter Nolan introduced himself as the representative on behalf of the applicant. Mr. Brusini asked if the applicant would like to proceed with the minimum 4 members of the Board. Mr. Nolan stated that he would like to proceed and gave background information on the project.

The applicant is seeking preliminary plan approval for a 2 lot subdivision on a 16 acre parcel at 999 Tillinghast Road. Master plan approval and zoning relief was granted several months ago. Both lots are served by wells and have private septic systems. There is a cemetery on parcel number 2 which will have a 25 wide foot access easement. Mr. Nolan stated he has seen the staff report and agrees with it. After this subdivision, there will be no further subdivisions and it is intended to be a family compound.

Michael McCormick, a professional land surveyor with Alpha Associates, was sworn in. Mr. McCormick gave a description of the property being subdivided.

After some clarifying questions were answered, it was concluded that the project was a fairly non-intensive use for a large lot. Public comment was opened and closed after no comments were made. The exhibits were marked and Mr. Gomez read the approving motion. Motion was seconded by Mr. Donegan and passed unanimously in a vote.

VOTE: 4-0-0 Motion to approve Preliminary Plan application for “The Fallon Plot”

3. Minutes: Approval of the 3/2/16, 3/16/16 and 4/6/16 meeting minutes.

The minutes from 3/2/16 were continued to the next meeting. Mr. Brusini corrected minor grammatical errors in the minutes from 3/16/16. Mr. Gomez made the motion to approve, seconded by Mr. Tagliatela and passed unanimously. The minutes from 4/6/16 were continued until the next meeting.

4. Future Agenda Planning: Brief discussion of issues, projects and ordinances that will be on upcoming meeting agendas.

Mrs. Bourbonnais commented that there needs to be an election. The Board is supposed to hold yearly elections for Chair, Vice Chair, Secretary and a liaison to the Land Trust. After discussion, it was determined that a secretary was superfluous and elections would be held at a future Planning Board meeting. For the liaison to the Land Trust, it was suggested that there be a rotation among the board members.

It was mentioned that there are numerous of developments in queue that will need to be heard by the Board. The developments were briefly discussed.

Mrs. Bourbonnais commented that there has not been much progress made regarding the Comprehensive Plan. Ordinance work relating to housing was decided to be most important. Mr. Brusini proposed having a workshop for optimal ordinance development. Mr. Donegan commented that it would be helpful to have the members of the Affordable Housing Committee give their input.

Another interest that has recently arisen is the topic of solar fields for power production. Rooftop solar panels are allowed by right but a solar field (farm) is not addressed in the zoning code. It is addressed in the Comp Plan and it is suggested it should be allowed. This would be an easy modification by adding a use classification.

Mr. Tagliatela inquired about issues on affordable housing. How many homes in town would currently qualify for affordable housing? There may be an adequate supply of housing but said housing that meets the affordable definition but is not deed restricted.

It was determined that the topic will be discussed further on a later date after gathering some data.

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

Mrs. Bourbonnais asked the Board to take the transfer station survey. A brief discussion was had regarding the transfer station.

Motion to adjourn was made by Mr. Gomez, seconded by Mr. Tagliatela, passing unanimously. Meeting adjourned at 8:09 PM.

Minutes respectfully submitted by Aaron Lindo, Planning Assistant.

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