

Planning Board Minutes
September 21, 2016 – 7:00 P.M.
Town Council Chambers
125 Main Street
East Greenwich, RI

Members Present: Steve Brusini, Chair; Michael Donegan, Vice Chair; Nate Ginsburg; Ben Lupovitz; Chris Russo

Members Absent: Jason Gomez; Dan Tagliatela; Brad Turchetta

Staff present: Lisa Bourbonnais, Planning Director; Aaron Lindo, Planning Assistant; Sydney Kirsch, Legal Counsel

Mr. Brusini opened the meeting and introduced those present.

1. Pre-application: A 2 or 3 lot subdivision is proposed at 1337 Frenchtown Road. Applicant/Owner is LCM Realty, LLC and the property is located at Assessor's Map 27, Plat 15, Lot 53. Property is 3.7 acres in size and is zoned F-1, Farm.

Mr. Brusini explained what a pre-application was and asked for a representative of the applicant. David Russo introduced himself as a professional engineer with DePrete Engineering. He explained the application and the proposed project. The owners of the property are more favorable to a 2 lot subdivision rather than a 3 lot subdivision. With the 2 lot subdivision, it would meet the F1 zoning designation. The 2 lot plan would require a dimensional variance for relief of frontage on Frenchtown Road. He went on to explain that the abutting neighbor had been notified of the plans and also favored the 2 lot plan. An advantage of the 2 lot plan is that the ingress/egress would be a private driveway and the Town would not have to take care of it.

Mr. Donegan asked if the abutters would be opposed at all to the project. Curran Keough, one of the applicants, said he spoke to an abutter who was not opposed to either plan but preferred the driveway plan.

Mr. Brusini clarified that the 2 lot plan is a private driveway and not a road. It is a less dense, less intense use of the area where the house is not going to be visible from Frenchtown Road. He also commended the applicant for talking to the abutters, making the process easier.

For the pre-application, feedback is given to the applicant. Mr. Lupovitz stated that he is generally in favor for it and could not see anything that is objectionable. Mr. Russo echoed Mr. Lupovitz's statement adding that he would like to see the 2 lot project rather than the 3 lot project. Mr. Donegan was generally supportive of the project. Mr. Ginsburg strongly preferred the 2 lot plan versus the 3 lot plan and would like to see the justification for the 44' of frontage. Mr. Brusini echoed what the rest of the board said.

2. Election of Planning Board officers.

Mr. Brusini explained what the officers do. Mr. Ginsburg nominated Mr. Donegan as the new Chair and Jason Gomez for the Vice Chair of the Planning Board, seconded by Mr. Russo. The Board voted 6-0 in favor of the nominees. For the Land Trust liaison, Mr. Tagliatela and Mr. Gomez were designated as alternating liaisons.

3. Minutes: Approval of the June 15 and July 20, 2016 meeting minutes.

The minutes of 6/15/16 and 7/20/16 could not be approved due to lack of members present and were continued.

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

The upcoming Fair Housing Workshop was announced and the Board was invited to attend. The National Community Planning Month calendar was announced and the Board was encouraged to participate in the activities on the calendar for the month of October. After having a joint session with the Cove Commission, it was announced that a future agenda item would be another joint meeting with the Cove Commission to further discuss the waterfront.

A motion to adjourn was made by Mr. Donegan, seconded by Mr. Russo. Meeting adjourned at 7:45PM

Minutes respectfully submitted by Aaron Lindo, Planning Assistant.

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