

Planning Board Minutes
November 2, 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; Dan Tagliatela, Brad Turchetta

Members Absent: Chris Russo; Jason Gomez

Staff present: Lisa Bourbonnais, Planning Director; Aaron Lindo, Planning Assistant; Joe Duarte, Public Works Director; Sydney Kirsch, Legal Counsel; Tom Coyle, Town Manager

Mr. Brusini opened the meeting at 7:07PM and introduced those present. As the Chair-elect, Mr. Donegan took over as acting Chair.

1. Master Plan Review of 2 a lot major subdivision needing frontage relief. A Master Plan approval requires a Public Informational Meeting and abutters have been notified. Project location is 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 about 4 acres in size and is zoned F-1, Farm.

Richard Solitro, a civil engineer from DiPrete Engineering, came forward as a representative of the applicant. As an unlicensed engineer, the Board took the testimony as a witness but not an expert. Mr. Solitro explained the project. The site has existing water, gas and an existing single family dwelling. The proposed second lot will include existing utilities as well as well water as an option and a septic tank system and will also include a firetruck turnaround with language in the deed restricting anything being built in that area. The yield plan of the project area could support 3 lots but applicant is opting to be conservative and create 2 lots. The applicant is requires a waiver for the "hockey-stick" lot configuration and a variance for frontage to be heard by the Zoning Board on November 22.

The applicant and the abutter directly to the east have been in contact to come up with a landscaping agreement to preserve the vegetative buffer. Between Master and Preliminary plan, the agreement will be solidified.

Mr. Turchetta asked for the reasoning behind the 2 lots versus 3 lots. The response was that the applicant would like to keep with the character of the area, i.e. more open and less congested and there is substantial cost associated with building a real road and cul de sac.

Mr. Donegan asked if there were any opinions or evidence to offer regarding the potential for adverse or positive economic impacts for the project. Applicant Raymond Keough came forward and was sworn in. Mr. Keough stated that after analysis of the neighborhood and the zoning of the parcel, it was determined that the creation of a single lot with a private driveway was a better fit for the character of the neighborhood. He continued to say that it would be a positive economic impact.

Mr. Ginsburg asked for clarification on the existing house and the front lot. Mr. Keough replied that he plans to clean the house up, paint it, and landscape when a buyer for the property is known. General improvements will be done.

Mr. Donegan opened public comment. Steven Marcello, an attorney representing abutter Stephen DiGianfillipo came up to speak. He stated that his client and the applicant have spoken at length regarding the no-cut or conservation buffer zone between the two properties and would like that as a condition of approval. The parties have spoken and are in agreement. Mr. Keough stated that he would agree with the terms and conditions.

Geoff Millsom, a resident of Squirrel Land and the lawyer representing Green Farm Homeowners Association (north abutting residents), expressed concerns over the woodlands to the north that serve as a buffer. He would like the Board to consider a sizeable setback to the north to preserve the buffer in place. Mrs. Bourbonnais stated that there is already a condition (cond. 7) that imposes the 45' setback as a no cut buffer, which appeased Mr. Millsom's concerns. After an explanation, the applicant agreed.

Melissa Ramocki, a resident at 4 Tina Court, approached and expressed concern over the wildlife that dwells in the buffer zone to the north. After a discussion, her concern was acknowledged to be covered by Condition 7 as well. Another concern was for the access for construction. Mr. Solitro stated that construction would be done in stages and will only be accessed using the proposed driveway. The hours of construction will be in accordance with the Town's noise ordinance. Ms. Ramocki was in agreement.

Public comment was closed as there was no one else present to speak. The exhibits were marked and a motion to approve was made by Mr. Tagliatela, seconded by Mr. Ginsburg. Mr. Brusini commented that this land development could have been more intensive but the applicant has minimized the project to be less intrusive and has been very cooperative in dealing with the concerns of the Board. After a vote, the motion passed unanimously (See Decision for Conditions).

VOTE: 6 – 0 in favor of the Motion to approve Master Plan of 1337 Frenchtown Road.

2. Preliminary Plan Review and required Public Hearing on 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 620 Main Street Associates, LLC. The parcel fronts on Main Street and its only access would be from there. The property is currently zoned CD-2, Commercial but would proceed through development plan review as a Comprehensive Permit application due to the percentage of units that will be deed-restricted as affordable. 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.

David Iannuccilli came forward as representative of the application, introduced his team, and explained the project. The new building will have 21 1-bedroom units, 6 of which will be Affordable. Each will have approximately 922 square feet and be priced under \$300,000. He stated that he had read the staff report and comments from Public Works and agrees with both.

Mr. Turchetta asked about the ‘mysterious structure’ on the left edge of the property. Mr. Iannuccilli stated that it sits mostly on the property and is a small old but sound vacant building that will be used for storage.

Mr. Donegan asked about the potential for positive or negative economic impacts. The response was that nothing but positive aspects could be foreseen, based on the developers many years of experience in Real Estate.

Mr. Brusini asked if there would be any relief requested. There would be no formal relief requested as everything is being met except for the rear setback which is indicated in the Comprehensive Permit as required. Mr. Brusini followed up asking about the landscaping. Ashley Iannucilli came forward and gave a brief explanation of the landscaping and the locations of existing trees.

Mr. Brusini had questions relating to the traffic analysis prepared by Steere Engineering. Christopher Duhamel, a licensed P.E. from DiPrete Engineering, came forward to represent the analysis. Mr. Brusini commented that there was no name on the report, nor had it been signed by any one which was an issue raised at Master Plan. Regarding a peer review, it was noted that one was not needed because the DOT had to review the traffic study to grant a physical alteration permit. A physical alteration permit was granted so it is assumed that DOT saw the traffic study and is satisfied by the results. There was a discussion about the traffic counts and peak hours. Mr. Duarte explained that peak hours are determined by the road and gave an explanation on how it is established (different peaks for different uses), noting the DOT accepts the trip generation manual by the Institution of Transportation Engineers as a reference.

Mr. Brusini commented that the project is a creative reuse of existing space but reproached the applicant regarding the unsubstantiated traffic report. Mr. Duhamel apologized and stated that he would make sure that a stamped and signed report is provided for the record.

Mr. Donegan called for questions or comments from the public but no one wanted to be heard on the matter. The exhibits were marked and Mrs. Bourbonnais commented that Condition 1 should say “Terrace.” A motion was made by Mr. Tuchetta, seconded by Mr. Lupovitz, to approve the project with conditions (See Decision). The motion passed unanimously.

VOTE: 6 – 0 for the motion to approve Preliminary Plan of 1001 Main Street.

2. Minutes: Approval of the September 7, 2016 meeting minutes.

Mr. Brusini made a correction on the last page; the proportion of the units should be ‘4-1’ not ‘5-1.’ The correction was noted and changed. The Board applauded staff for succinctly

summarizing the meeting minutes. Mr. Donegan made the motion to approve the minutes which passed unanimously.

3. Planning Board Member Comments: For items not on the agenda and not relating to specific applications. NONE

A motion to adjourn was made by Mr. Turchetta, seconded by Mr. Ginsburg. Meeting adjourned at 8:40PM.

Minutes respectfully submitted by Aaron Lindo, Planning Assistant.

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