

Planning Board Agenda
January 18, 2016 – 7:00 P.M.
Town Council Chambers
125 Main Street
East Greenwich, RI

1. Preliminary Plan Review of a 2-lot major subdivision that required frontage relief from the Zoning Board of Review (granted 11/22/16). A Preliminary Plan approval requires a Public Hearing with abutter notification. 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.
2. Final Plan 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 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 it is proceeding 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.
3. Preliminary Plan Review with Public Hearing on a proposed major land development by applicant Joseph Zenga. Master Plan approval of the Comprehensive Permit application involving construction of 40 residential units, 10 of which would be deed-restricted as affordable, and an additional commercial/retail structure was granted in 2012. Project location is 1002 Main Street; AP 5, Lots 149, 158 and 219. The location is the east side of Main Street roughly between the American Legion Hall and the railroad tracks. The project site is accessible via Greenwich Boulevard.

4. Preliminary Plan Review with Public Hearing on a major land development proposed by Philip Ryan Homes, LTD. The applicant seeks to build up to 43 units of age-restricted condo-style housing on-site and has secured a Master Plan approval from the Planning Board and a Town Council-approved Zone Change from light industry/office use to PDR-4 “Planned Development at a residential density up to one dwelling unit for every 4,000 square feet of land area.” Property is located on the south side of Middle Road (near Pole # 104), known as Map 52, Plat 11, Lot 499 and a portion of Lot 500.
2. Minutes: Approval of the November 2 and 16, 2016 meeting minutes and the December 7, 2016 minutes of the joint meeting with the Cove Commission.
3. Planning Board Member Comments: For items not on the agenda and not relating to specific applications.

Adjourn

Posted: January 13, 2017