



# East Greenwich Planning Board

## Regular Meeting

Wednesday, March 2, 2022 at 7:00 PM

**HYBRID IN-PERSON & REMOTE MEETING VIA ZOOM**

Town Hall, 125 Main Street, East Greenwich, RI 02818

**DATE OF POSTING: February 25, 2022**

Click the link below to join the webinar:

<https://us02web.zoom.us/j/82902947824>

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**Any matter listed on this agenda is subject to a decision or vote.**

Individuals requesting services for the hearing impaired must notify the Town Clerk's office at (401) 886-8604 via RI Relay #711 (800-745-5555 TTY) or in writing, at least seventy-two (72) hours in advance of the hearing date.

### **Planning Board Agenda**

#### **1. Call to Order**

#### **2. Consent Agenda - Administrative Approvals**

- A) Administrative Subdivision of property located at 41 Division Street and 20 Duke Street, being Map 85 AP 1 Lot 21 and Map 85 AP 1 Lot 22 respectively, property owned by Old Forge Properties, LLC and Centerville Builders. This plan moved the shared lot line south between 8'-14.59' thereby increasing Lot 21 to 16,000 s.f. and reducing Lot 22 to 12,648 s.f. The subject administrative subdivision was recorded on 2/3/22 as Plan #998.

B) Administrative Subdivision of property located on the north side of Hyland Avenue, owned by Lynn & Lew Rakowsky, being 63 Hyland Avenue (Map 84 AP 2 Lot 50) and vacant lot (Map 84 AP 2 Lot 52). This plan merged Lots 50 and 52 thereby combining Lot 50, consisting of 9,266 s.f. with Lot 52, consisting of 7,000 s.f. for a total overall area of 16,266 s.f. The subject administrative subdivision was recorded on 2/22/22 as Plan #1000.

**3. Review and Recommendation of Zoning Ordinance Amendments** – Per Town Code, the Planning Board is charged with reviewing proposed zoning amendments and making a recommendation to the Town Council.

A) The Town Council has requested additional modifications to the original amendments recommended by the Planning Board on December 15, 2021 pertaining to Solar Energy Systems and Facilities. The new revisions would allow for roof-top solar projects to be allowed by right in all zones provided that HDC review and approval is still required for all such systems to be located within the Historic District.

B) The primary proposed amendments originate from the Historic District Commission's (HDC) request to amend the zoning ordinance to provide mail notice for HDC hearings. Ancillary modifications are also proposed for consistency with R.I. State Law and clarification purposes regarding "public notice" in both the Zoning Ordinance and Development & Subdivision Review Regulations. Certified mail would be replaced by a Certificate of Mailing, and the division of responsibility between the Town staff and the applicant would be specified. The Board is asked to comment on the Draft and may recommend approval or denial of the Ordinance language as crafted or may recommend modifications or revisions.

**4) Minutes** – The Board is asked to review and approve minutes of the 10/20/21, 11/17/21 and 12/15/21 meetings.

**5) Annual Election of Officers** – The Board is asked to nominate and vote on election of a Chair and Vice-Chair to serve for the coming year.

**Adjourn**