



East Greenwich Technical Review Committee

Regular Meeting

Tuesday, October 11 at 9:30 AM

HYBRID IN-PERSON & REMOTE MEETING VIA ZOOM

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

DATE OF POSTING: October 5, 2022 posted on the Secretary of State Website, Town of East Greenwich RI website, Public Works/Planning Department board, Town Hall board, and Library board.

To Join the Zoom Meeting:

<https://us02web.zoom.us/j/81336339024>

Meeting ID: 813 3633 9024

OR by phone: Dial by your location:

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- 1) **20 Water Street LLC** for property located at 110 King Street; Map 085 A.P. 001, Lot 91 (Zoned Commercial Highway - CH). The Applicant requires a Dimensional Variance from Table-2 Dimensional Regulations of Chapter 260 of the Town Code, Zoning Ordinance. The Sections sets forth the dimensional setbacks that are required for a lot. The Applicant is proposing to convert the existing structure into a hotel and construct an addition to the south side of the existing structure.
- 2) **Master Plan Review:** Major Residential Comprehensive Permit Project for property owned by Modern Industries, Inc., with the Applicant being **Division Road Neighborhood, LLC**, located at Division Road (across from Westfield Drive); Map 67 AP 13 Lots 35 and 53 (Zoned Farm, F-2). The subject property is just over 80 acres and currently vacant. The Applicant's intent is to build 410 new dwelling units in a variety of housing types and styles ranging from multi-story apartment buildings to small single-family cottages with the site serviced by

public water and sewer. This constitutes a major land development and because the applicant will deed restrict more than 25% of the total units as Affordable, it qualifies as a Comprehensive Permit submission and is eligible for an expedited review. There are various waivers requested with regard to the Zoning Ordinance and Development & Subdivision Review Regulations.

Adjourn.