



East Greenwich Technical Review Committee

Regular Meeting

Tuesday, January 10, 2023 at 9:30 AM

IN-PERSON MEETING

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

Meeting Minutes

Present: Fred Gomes, Bruce Lofgren, Ernest Marinaro, Christina Marseglia, Chief Bernard Patenaude, Albert Ranaldi, Chelsea Romano, and Andrew Wade

Absent: Andrew Nota, Andrew Teitz, and Marshal Steve Hughes

Zoning Application Review

- A. **Ocean State Veterinary Specialist** - Property located at 1480 South County Trail; Assessor's Map 71 A.P. 10 Lot 377 and Zoned Light Industry and Office District. Property Owner; Justine Johnson

Bruce Lofgren lead the discussion. Applicant and her team were present for the meeting. General Comments from the Committee

1. Expanded parking area should be one-way circulation. As currently designed the two-way arrows could be problematic. Applicant will make the suggested change.
2. Show locations of signs. One-way signs and do not enter signs should be incorporated into the new parking area. Please show locations on revised plan and add detail. Applicant will make the suggested change.
3. Will the covered solar panel parking remain? Solar panels will remain.
4. Include the Table 1 Dimensional Regulations from the Narrative on plan set.
5. The retaining wall detail shows top of wall at ground level, but plans show the wall will be 1' above ground level. Please confirm design. Also describe how a safety barrier will be installed on top of the retaining wall next to the parking spaces. Will this be satisfied with the 1' retaining wall, a guard rail, or a fence? Please confirm and show notation and detail on revised plans. Applicant will add additional details.

Landscaping

1. Section 260-25 Parking Lot Landscaping requires parking lots of 100 to 500 parking spaces shall have 20% of the area designated for parking shall be landscaped. It appears that several areas designated as landscaping on previous approvals will be removed to accommodate this parking lot expansion. The Landscape plan provided refers to a 10% requirement or 1,910 sf, but only 708 square feet are provided. How do you plan to address this without requiring further landscaping relief? Applicant expressed difficulty with meeting this requirement. They will go back to the landscape architect to review options.

2. Please provide a landscape plan showing compliance with the 20% landscaping per designated parking area for the entire site. If you cannot meet this requirement, please seek zoning relief. Applicant expressed difficulty with meeting this requirement. They will go back to the landscape architect to review options.
3. Section 260 – 25 Requires 1 landscape island with a tree per each 15 parking stalls. Or section E states that one tree for 2,000 square feet of paved area. It appears this area of parking is approximately 20,000 square feet. The Landscape Plan appears to lack the number of required islands and/or the required number of trees. Please address how you intend to comply without further relief. Applicant expressed difficulty with meeting this requirement. They will go back to the landscape architect to review options.
4. Landscape plan should be incorporated into the full plan set. There doesn't have to be full details such as plant species ext, but there should not be striping and pavement in the location of proposed landscaping. Applicant will address this concern.
5. Revised landscape plan must include species number, size, and type. Applicant will address this concern.

Drainage, Sediment and Erosion Control Plan.

1. Some areas of grading appear to exceed 3 to 1 slope over 15 feet. How do you intend to address stability? Applicant will review the engineering options.
2. At the previous meeting we discussed the possibilities of a vegetation detention area in the eastern part of the site as opposed to rip rap outlet protection and level spreader. Can you explain why this design was chosen? Applicant will review the engineering options.
3. Is there a construction sequence for the erosion and sediment control plan? Applicant will provide the requested information.
4. What is the stockpile and construction plan for the site? Will there be temporary parking during the construction period? Applicant will provide the requested information.

Comprehensive Permit - Pre-Application Review

- A. **The Court at Rope Walk Hill** – Property located at 67 Queen Street; Assessor's Map 025, A.P. 001, Lot 117 and Zoned Residential District R-6. Property Owner; Thomas Gerald, LLC.

Applicant and his team were present for the review. Applicant discussed his design objective. General discussion happened between the applicant and the members of the Technical Review Committee regarding the need for additional on-site parking. Applicant and TRC discussed several options. Based on the comments expressed, the applicant will consider revising the plan.

Adjourned at approximately 11:12 AM.