



# East Greenwich Planning Board

## Regular Meeting

Wednesday, January 18, 2023 at 7:00 PM

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

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

## Meeting Minutes

### Planning Board Agenda

- 1. Call to Order and Roll Call** – Chairman Benjamin Lupovitz called the meeting to order at 6:58 p.m. and took roll call.

Present: Greg DeGroot, Marc Gertsacov, Matt Yoder, Greg Dubell, Tara Wood, Benjamin Lupovitz, and Andrew Shartenberg

Absent: Matthew Renninger and Bruce Lofgren, Assistant Town Planner

Staff: Al Ranaldi, Planning Director; Christina Marseglia, Planning Analyst; Andrew Teitz, Town Solicitor.

### **2. Minor Subdivision Review**

Mr. Andy Teitz introduced the project on behalf of the Town of East Greenwich. He states that the town has entered a purchase and sales agreement with Mr. Pine to acquire most of what is left of the property. Parts of the lot have been cut off over the years and part of the agreement is that two more frontage lots would remain with Mr. Pine. The town's portion will be used as open space or agricultural use. He also mention that the lot does have water service.

Ben Lupovitz states that he has not seen a case where the Town is representing the applicant before and asks whether it is a conflict of interest. Andy Teitz states that Mr. Pine is an elderly man who has a hard time getting around and is unable to attend the meeting. He also mentions that Mr. Pine's attorney has passed away so the town is taking the reigns on the project to make this happen. Andy states that he does not believe there is any conflict and that the board has the right to refuse if they choose.

Andy Teitz states that part of the reason the Town of East Greenwich would like to acquire the land is its closeness to historical district, the land has a historical cemetery, and to preserve the land.

Greg Dubell comments that there is stone wall on the property off Tillinghast in front of the two parcels. He mentions that it will be important to maintain these walls and would like to see the parcels accessed from the back of the property. Andy Teitz states this would not be beneficial as they are trying to preserve the back of the lot. However, putting a condition or deed restriction stating that only a portion of the wall 25ft could be disturbed or removed would be an option. Mr. Ranaldi states that when someone goes to buy these lots they are not going to see a recorded subdivision or the conditions on the lots, so something would need to be in place to alert the buyers. Andy Teitz mentions the possibility of using a deed restriction on the properties.

Ben Lupovitz calls for a Motion to approve the following condition of placing Deed Restrictions on the two lots for the 25 ft disturbance of the stone wall and Greg DeGroot 2<sup>nd</sup>.

Greg DeGroot calls for a Motion to approve subdivision conditional upon the 25ft stone wall. Matthew Yoder 2<sup>nd</sup>.

All members present voted to approve the project with conditions – 7-0.

### **3. Planning Board Administration**

- a. Planning Dept. and the Planning Board discuss the calendar and possible alternative dates for April 5<sup>th</sup> due to Passover and July 5<sup>th</sup> due to a holiday week.

The April 5<sup>th</sup> meeting was moved to March 29<sup>th</sup> while the July 5<sup>th</sup> date was approved.

All members present voted to approve the project with conditions – 7-0.

- b. Andy Teitz asks the Planning Board add a brief discussion of the new laws as far as quorums for the Planning Board. Ben Lupovitz calls for a motion to discuss adding the discussion of quorums to the agenda. Greg DeGroot 2<sup>nd</sup>.

All members present voted to approve the project with conditions – 7-0.

The board opens the discussion to quorums and Andy Teitz explains that the RI General Assembly has changed the laws on quorums and it used to be that a majority of the board needed to be present for there to be a quorum and now it is the majority of the members present.

Ben Lupovitz calls for a motion to adjourn the meeting. Greg DeGroot 2<sup>nd</sup>.

All members present voted to approve the project with conditions – 7-0.

**Adjourn – 7:33 PM**