



East Greenwich Planning Board

Regular Meeting

Wednesday, March 15, 2023 at 7:00 PM

HYBRID IN-PERSON & REMOTE MEETING VIA ZOOM

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

Meeting Minutes

1. Call to Order and Roll Call

Chairman Benjamin Lupovitz called the meeting to order at 7:00 p.m. and took roll call.

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

Absent: Matthew Renninger, Matt Yoder, and Greg deGroot

Staff: Al Ranaldi, Planning Director; Christina Marseglia, Planning Analyst; Peter Skwirz, Town Council.

2. Planning Board Administration

- a. Minutes: The Board is asked to review and approve the minutes of the February 15, 2023 (Revised) and March 1, 2023 meeting.

Mr. Gertsacov made a motion to approve the minutes, Greg Dubell 2nd.

All members present voted to approve the minutes 5-0.

- b. Review and Discuss Planning Board activities and obligation per Town Charter

Mr. Lupovitz stated that the next item on the agenda was to review and discuss Planning Board activities and obligation per Town Charter. However, the ordinary Town Council was not able to attend the meeting (Mr. Teitz) and the topic of discussion will be continued to a later date. Mr. Lupovitz asked Mr. Ranaldi whether he would like to set a date and Mr. Ranaldi replied that the date will be determined at another time.

3. Major Land Development Project

a. Proposed Dentist Office Map 023, AP 018, Lot 010 Pre-Application - Cariappa Realty, LLC South County Trail Discussion

Benjamin Lupovitz introduced the project and stated that Pre- Applicant Conference is an informal discussion regarding the concept of a proposed land development project. The purpose is to exchange ideas and give feedback, no vote will be taken on the matter.

Attorney Joseph Brennan was representing the applicant and stated that they currently rent a space down the street from the proposed location. According to Joseph Brennan, the applicant would like to grow, expand, and own their own business, so the proposed location is ideal. He mentioned that this project has two phases. They have decided to permit the two projects separately but simultaneously because they need to move quickly on the dentist office. The board will see Phase 2 soon regarding the scope of both projects as a whole.

The applicant wants to build both an indoor and outdoor pickleball court in narrow. Mr. Brennan stated that he and his clients reviewed the staff recommendations and are in agreeance with moving the building closer to the street and adding parking behind the building and off to the side. He also stated that the engineer was not able to attend the meeting and commented that when this project comes back before the board for Master Plan Approval, the building will be moved to the front with parking in the rear or he will have an explanation as to why the parking will need to remain in front of the building.

He explained that the office would consist of (2) Dentist, a staff of about 12 to 15 people and will be operating during normal business hours of 9 to 5, with a possibility of Saturday mornings.

Greg Dubell stated that he had noticed that the property has not been developed at all and has always been agricultural field. He commented that there may be some archeological sites in the general vicinity. He asked if the applicant had gone to the Rhode Island Preservation & Heritage Commission as part of the permitting process. In which, Mr. Brennan replied that if the board would like him to, he certainly can. Benjamin Lupovitz asked Attorney Peter Skwirz if there was any obligation with regard to that last step in the development of the project and Mr. Skwirz stated that it is not a requirement in this instance, if they want to and are able to, they can. However, it is up to the applicant at this point.

Board members gave their initial opinions and thoughts on the project. They stated that traffic was pretty moderate on that section of route 2, voiced their opinion on the historical preservation aspect, were happy to see the dentist office growing, and having a pickleball court in town.

**b. Medical RX - Map 017, AP 023, Lot 271 Pre-Application - Carlos Saraiva
South County Trail Discussion**

Benjamin Lupovitz introduced the project.

Attorney John Kupa represented the applicant. He stated that the applicant leases a space in North Kingstown and is currently looking to have his own facility in East Greenwich. The current location is slightly larger than what he currently has.

Joseph Malo, of Narragansett Engineering Co., explained that they are proposing a 40x60 medical RX building with a complimentary rental unit. The building will be two-stories with a basement. The basement and the second floor will be used for storage for the pharmacy component. The first floor will be used for operational space.

Carlos Saralva, the applicant stated that it is a closed-door pharmacy that serves long-term care facilities such as group homes and assisted living facilities. Members of the general public would not be able to come in and fill their prescription. Most of the prescriptions are delivered, very few will come in to pick up their prescriptions. He also went on to state that he has had conversations with his neighbor, Clementine's Homemade Ice Cream about parking and while nothing is written on paper, there is enough parking to share.

Joseph Malo also stated that the parking will generate about 22 parking spaces based on each floor which will meet the zoning requirements. The loading space will be on south side of the building to accommodate box trucks, Fed Ex and Amazon. He stated that on the east there is a substantial drop off so they are not looking to alter that area.

Neal Hingorany stated that in discussion with staff, since the lot has a residential abutter the property would require a 100 ft setback in the parking area and the parking lot would also be required to have a setback essentially to the building setbacks. On the eastern side, there is a steep slope with an existing wooded buffer and there are no plans to modify that. There is a house about 70 feet from the property line to the north, and there is about 50 feet of woods between the house and the parcel and there may need some screening. Mr. Hingorany suggested that they might be able to remove the sidewalk and slightly move the lane in order to plant some evergreens. The strategy is to discuss the buffering with the abutter and propose a solution that might please them.

Greg Dubell commented that the applicant should engage with the neighbor and that Clementines has a lot of activity and kids. John Kupa stated that

Clementines is more of an off- hours situation that won't really affect the client's use and one of their concerns is cleanliness.

Tara Wood asked about the business hours and the number of employees. The Applicant stated that the business is open 8-4:30 Monday through Friday and it is usually just him on the weekends if need be. He went onto state that he has (3) full time employees including himself and (1) part time employee. He also added that he may be looking to add 1 or 2 more employees with the expansion. The applicant also stated that they have (3) part time drivers that come from 1 to 2 p.m. and they also receive delivery from Fed Ex/ UPS each day.

Marc Gertsacov stated that the lot is a great use for what is being proposed and Andrew Shartenberg commented that he likes the fact that there is not a ton of traffic coming in and out of the building as opposed to other businesses.

Al Ranaldi stated that the lot is relatively small commercial lot but there is a regulation that states that a 100ft vegetative buffer between the residential zone is required. There are residential zones behind that property and when you propose landscaping, it would be nice to add some additional vegetative buffering along the rear property. The 100 ft buffer which would be more realistic with a larger property, but in this case the lot is relatively small commercial property and would require a variance.

Peter Skwirz stated that if the zoning board were to impose the 100 ft vegetative buffer on a lot that small, the lot would undevelopable.

Benjamin Lupovitz stated that he has no major objection and it is fairly good project with some minor complications that need to be sorted out.

4. Adjournment

Marc Gertsacov calls for a motion to adjourn the meeting. Greg Dubell seconded the motion.

All members present voted to adjourn the meeting - 5-0.

Adjourn - 7:45 PM