



East Greenwich Planning Board

Wednesday, March 3, 2021

7:00 PM

Virtual Meeting Via ZOOM

DATE OF POSTING: February 25, 2021

EAST GREENWICH PLANNING BOARD AGENDA

When: March 3, 2021 at 07:00 PM Eastern Time (US and Canada)

Topic: Planning Board Remote Meeting

Via the audio- and tele-conferencing platform ZOOM.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86278539682>

Or Dial in by Telephone:

(for higher quality, dial a number based on your current location):

US: +1 929 205 6099

or +1 312 626 6799

or +1 301 715 8592

or +1 253 215 8782

or 888 475 4499 (Toll Free)

Webinar ID: 862 7853 9682

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. Roll Call

3. **Extension - Sathuan K. Sa** on behalf of applicant *The Imperial at Greenwich, LLC* for property being Assessor's Map 64, Plat 5, Lots 158, and 219. Applicant received Final Plan Approval (decision recorded 2/26/20) for the project, The Imperial on Greenwich, which is expiring. Per Section A263-21 (E) of the Land Development regulations, final plan approvals "shall expire one year from the date of approval with the right to extend for one year upon written request by the applicant." The applicant has acquired adjacent property and is now

planning a more cohesive project. Pending approval of an amended “Imperial” project, applicant seeks the extension in order to maintain vested development rights here. Project involves development of 38 dwelling units with ten deed-restricted affordable units and all related parking, access, lighting, landscaping and other amenities.

4. Comprehensive Permit Application: Revised Final Plan Review with required public hearing on the project called “The Imperial on Greenwich.”

A decision was recorded on February 26, 2020 approving the referenced project but modifications are now required as the applicant seeks to develop an adjacent parcel in conjunction with the “Imperial” project (See “Post on Main” discussion above.) Section 41 of the current Land Development Regulations requires that when a major revision like this one is filed, the project reverts back to the Preliminary Plan level of review, a new public hearing must be held, duly advertised and noticed, and a new decision must be rendered. **This hearing was opened on February 3, 2021 and continued to March 3.** Applicant is **Sathuan K. Sa** on behalf of applicant *The Imperial at Greenwich, LLC* for property being Assessor’s Map 64, Plat 5, Lots 158, and 219 proposed for a 38-unit residential development with ten deed-restricted affordable units and all related parking, access, lighting, landscaping and other amenities.

5. Review and Recommend – The Town Council is considering an amendment to the zoning code to address “Smoking Bars.”

The proposed amendment shall affect Chapter 260, Zoning, of the Town Code, Article II “Definitions” – being Section 260-6. Therein, the “Terms Defined” shall be amended to alter the definition of “Restaurant” and to include a new business category to be known as “Smoking Bar.” The Town Council introduced the amendment at their February 8, 2021 meeting and have advertised a public hearing/second reading on March 22, 2021. A written recommendation from the Planning Board is required under Section 260-82 of the Zoning Code.

6. Scheduling Logistics – The Planning Board’s next regular meeting (3/17/21) will be a workshop on growth and development issues, as a follow-up to the 2/17/21 joint meeting with the East Greenwich Town Council.

7. Minutes – The Board is asked to review and approve minutes of the 2/3/21 and 2/17/21 meetings.

Adjourn

Public Access Instructions for “Virtual” East Greenwich Board Meetings

Application materials for applications docketed for action can be found on the Town’s website under the Planning Department’s landing page. Navigate to the side bar and select “Current Applications” found here: <https://www.eastgreenwichri.com/648/Current-Applications>.

The Town of East Greenwich is conducting a virtual Planning Board Meeting on Wednesday March 3, 2021 at 7 pm. The information below is provided to assist applicants, abutters, residents and other interested parties with the technical information necessary to participate.

The Town has chosen to use a video conferencing product called [Zoom](#) for hosting local public meetings during the current health emergency. Zoom is available as an app - you can download it on your smart phone or personal computer for free. (Deluxe "for-a-fee" versions also exist and many of you may already be using those in your own personal or business dealings.) You will also have the low-tech option of simply phone dialing-in for audio-only. We strongly encourage you to access the meeting visually – for obvious transparency reasons, so you can see Board members and applicants – but also because the presentations will be on-screen (plan sets and related reports) to round out your understanding of what is being considered.

To be clear, you do not have to have a Zoom account to attend a Zoom meeting. You may wish to create an account, but that is not required to participate in the Town's "virtual" public meetings. We hope you will join us via Smartphone, tablet, laptop, or computer as this option enables you to view the Board and presenters in a gallery view and to see all application materials presented on your screen. If accessing the meeting this way, you will be prompted to download the software. You can get to the meeting at its start time by either clicking the hyperlink in the posted agenda (above and available via the Town's or Secretary of State's Website) OR -

Go to [Zoom.us](#) and Simply Click on "Join a Meeting".

When you go to the Zoom website, you will be prompted to either JOIN or DOWNLOAD the Zoom tool. Note the DOWNLOAD will require a second step to install the application. This is a personal choice.

Enter this Webinar/Meeting ID: 862 7853 9682

To join you will be asked for your name and email. Your name is all that is required. You will be asked if you want to join the meeting audio via computer audio, or via telephone. Use of computer audio is recommended, if enabled on your device, however you can also use your telephone for audio. When you enter the meeting room, your phone will be muted. You will be able to see members and participate when called on for public comment. If you would like to speak when the Chair opens the floor for public comment, use the 'raise your hand' icon in the Zoom platform, located toward the bottom of the screen. You will be recognized to speak and can share your comments via audio when recognized. You will be prompted on your screen to unmute yourself and you will be required to state your name for the record.

If Accessing the Meeting By Telephone:

If you do not wish to or if you do not have a device capable of accessing the internet-based

Zoom meeting, you may use your telephone – land line or cellular - for audio-only access to the proceedings.

Dial this number to join: +1 929 205 6099. Alternative phone numbers can be used if necessary (if the line rings busy, for example):

+1 312 626 6799 (Chicago); or +1 346 248 7799 (Houston);
or +1 669 900 6833 (CA); or +1 888 475 4499 (Toll Free).

Enter this Webinar/Meeting ID: 862 7853 9682

Then press # and then # again (there are no “Participant ID’s”).

When you join the meeting, your phone will be muted.

At the appropriate time, the meeting will be open for questions and comments. During the public comment portion of the meeting, anyone who wishes to be heard will be allowed to speak. Only one commenter at a time will be allowed to speak to ensure the comment is clearly heard and recorded. To be recognized, you will need to “raise your hand”. Dial ***9** to ‘raise your hand’ and be recognized to speak. Dial ***6** to unmute your telephone; and when done speaking, dial ***6** again to mute yourself. All speakers will be required to state their name for the record.