



# East Greenwich Planning Board

## Regular Meeting

Wednesday, March 1, 2023 at 6:30 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 6:37 p.m. and took roll call.

Present: Benjamin Lupovitz, Marc Gertsacov, Tara Wood, Matt Yoder, Greg deGroot and Greg Dubell (Alternate)

Absent: Matthew Renninger and Andrew Shartenberg

Staff: Al Ranaldi, Planning Director; Bruce Lofgren (left at 8:45 p.m.), Assistant Town Planner; Christina Marseglia, Planning Analyst; Andrew Teitz, Town Solicitor.

### 2. Planning Board Administration

- a) Meeting Minutes – Review and approve minutes of the 02-15-2023 meeting.

All members present voted to continue the review and approval of the 02-15-23 meeting minutes until the March 15, 2023 meeting– 6-0.

- b) Note for the Record - Administrative Officer issued Final Plan approval to the Forest Lane Subdivision - Map 019 Plat 019 Lot 1 and 2. Record Plan # 1012 was recorded on February 10, 2023.

- c) Planning Board Member Training – Making Land Use Decisions

Mr. Andy Teitz performs the 2nd half of training on Making Land Use Decisions with the Planning Board.

### 3. Comprehensive Permit

- a) 67 Castle St. Condominiums Map 085, AP 001, Lot 117, East Greenwich Cove Builders, LLC - 67 Castle Street Pre-Application Discussion

Attorney Sandy Resnick representing the applicant was in attendance.

Mr. Jerry Zarrella introduced the project. He explains that the project consists of small-scale single-family housing within midrise high-end buildings. He explains that the goal is to help the available housing stock in East Greenwich and that the current project is proposing 19 total bedrooms, each bedroom having (1) parking space and a public right of way improvement that would make a total of 37 parking spots.

Ron Stevenson, Architect with South County Architecture and Design, briefly discusses the parking specs of the project. He explains that the project proposes 13 (1) bedroom units and 3 (2) bedroom units. He reiterates that there are 19 parking spaces on site, proposing to develop 12 more spots across the street as a public right of way improvement, and a possibility of additional parking spaces that would run parallel down the street.

Mr. Ranaldi adds “If I could interject, the public improvement would be neighborhood parking. It was a compromise of, how do we provide more parking for the actual development and also the neighborhood in general.”

Mr. Gertsacov inquires about the affordable housing component and which units will be on site. Mr. Zarrella responds that they are attempting to acquire, deed restrict, and improve existing buildings in the downtown area in order to construct affordable housing units. Marc Gertsacov asks if the affordable units can be incorporated into this project instead of offsite and Mr. Zarrella answers that it is a possibility, but he would prefer to do an offsite exaction.

The applicant requests the board's opinion on the public improvement portion of the project. According to Mr. Ranaldi, during their conversation, Mr. Zarrella and Mr. Ranaldi discussed the extent to which the site can accommodate all of its parking requirements. The topic of discussion was deed restriction, which would let the buyer know in advance that each (1) bedroom unit would only have (1) parking space and the (2) bedroom units will have (2) parking spaces.

Mr. Teitz suggests that the applicant discuss abandonment with the town council. According to Mr. Resnick, abandonment and the possibility of returning the town's middle right of way for railroad access were also discussed.

Mr. Resnick responds when Mr. Ranaldi inquires about the application's next steps, stating that they are working on obtaining a Letter of Eligibility. In the interim, he will contact the Town Council. Mr. Ranaldi asks about the board's preference for a Master Plan Public Hearing or a Master Plan Public Hearing for the applicant. Consequently, Mr. Lupovitz requests that the applicant contact the town council regarding abandonment prior to making a decision on the matter. Mr. Resnick states that he, the applicant, and other project participants will continue the discussion.

Mr. Lupovitz gives the board members a chance to express their opinions on the project. Mr. Dubell says that the project and the idea of going to the town council about abandonment appeal to him. Mr. DeGroot comments that he is intrigued by the project and the affordable housing component. Mr. Gertsacov states that parking needs to be addressed and that he has concerns about the off-site affordable housing. Ms. Wood comments that it is a gem of a neighborhood and she likes that the applicant is talking about having multi- generations. Mr.

Yoder states that he really likes the project and that is a clever way to redevelop the area using the type of housing that is missing here in town. According to Mr. Lupovitz, he is in support of the idea and believes that the affordable housing component and parking are the two primary issues that require attention.

Greg deGroot calls for a motion to adjourn the meeting.

All members present voted to adjourn the meeting- 6-0

4. Meeting Adjourned 9:55 p.m.