

Planning Board Agenda
December 9, 2015 – 7:00 P.M.
Swift Community Center
121 Peirce Street
East Greenwich, RI

1. Preliminary Plan Review with Public Hearing for **Vikon Properties Corp.** at property known as **Vistas on the Trail**; Located At 1404 South County Trail, Map 71, AP 10, Lot 26 in an R-4 (Dense Residential) Zoning District. Proposal is for development of 17 additional condominium residences in duplex, triplex and quadraplex structures. The site is roughly 8.3 acres and is currently improved with a three-story residential building, club house, pool, parking and related amenities. The development requires no variances or waivers from local land development or zoning regulations. **Continued from 10/21/15 and 11/4/15.**
2. Master Plan Review with Public Informational Meeting: **Philip Ryan Homes, LTD** for property owned by Middle Park Enterprises, LLC. The applicant seeks a Pre-Application conference regarding proposed construction of 56 dwelling units on 9.84 acres, being near utility pole 104 on Middle Road; Assessor's Map52, Plat 11, Lot 499, zoned LI-O, Light Industry-Office. Project requires a Comprehensive Plan amendment and a Change of Zone to PD-R/4 which is a residential planned development zone. **Continued from 11/4/15.**
3. Amendments to Regulations: Public Hearing – Revisions to the Town's Development and Subdivision Review Regulations, Chapter A263 of the Town Code, adopted August 16, 1999 are proposed. Specifically, the amendments are being made in conjunction with a broader recodification project undertaken by the Town in 2015. All proposed revisions are designed to bring local regulations into conformance with State law and recent changes thereto. Examples include requiring that at every stage of application, petitions for land developments or subdivisions of land are required to be certified complete *in writing* before the review period commences. The changes also extend the vesting period for approvals from one year to two. Another change provides for notices of hearings on certain projects to be sent to abutters who hold conservation easements over nearby lands in addition to those abutters already covered by the notice requirements and provides for a "public notice registry" so that other interested parties who may not be abutters also receive notice of proposed projects. In addition to other minor text revisions, proposed amendments correctly refer to the East Greenwich Fire Department and provide options for fire protection consistent with said Department's recommendations. Staff asks that the Board take action to adopt the amendments.
4. Amendments to the Zoning Ordinance: For Recommendation to the Town Council. Revisions to Chapter 260 of the Town Code, Zoning Ordinance, are proposed. The

Planning Board is required by State and local law to review and recommend zoning ordinance amendments when they are under consideration by the Town Council. The subject amendments are being made in conjunction with a broader recodification project undertaken by the Town in 2015. All proposed revisions are designed to bring local regulations into conformance with State law and recent changes thereto. The majority of revisions are changes to definitions for compliance with definitions found in RI State law. Complete copies of the proposed changes are available for review in Town Hall.

5. Minutes: Approval of the 10/7/15, 10/16/15 and 11/4/15 meeting minutes.
6. Planning Board Member Comments: For items not on the agenda and not relating to specific applications.

Adjourn

Posted: December 2, 2015