



Decision: July 17, 2019  
Approved: July 31, 2019  
Recorded: July 31, 2019

**“Highland Woods Major Subdivision”  
Preliminary Plan Decision**

WHEREAS: Representatives of the applicant, GSA Properties, LLC, appeared on behalf of a project known as “Highland Woods Major Subdivision” located at Map 7, Plat 19, Lots 12 and 156 in East Greenwich, and presented a development plan before the East Greenwich Planning Board calling for a 25-lot major subdivision; and

WHEREAS: The proposed development is consistent with the Comprehensive Community Plan, including the Future Land Use Map, and with the purpose and intent of the Zoning Ordinance and the dimensional and other requirements therein, and

WHEREAS: The Planning Board received reports from Town Departments, the Technical Review Committee, and representatives of the applicant regarding this application and proposed land development in a public meeting on July 17, 2019; and

WHEREAS: The proposed development will be serviced by private wells and approved on-site wastewater disposal systems and will provide new roadway access in accordance with Town standards; and

WHEREAS: Consistent with Section 260-101.1 of the Zoning Code (Affordable Housing; Off-site Exactions), the applicants intend to meet their “Inclusionary zoning” burden off site, specifically by purchasing, improving, and deed restricting as affordable the existing single family homes at **58 Valley Road and 25 Pequot Trail** with three or more such units to follow; and

WHEREAS: The applicants have asserted agreement with the staff recommendations; and

Having considered the requirements of Rhode Island General Laws of 1956, as amended, including Section 45-23-30, and based on:

- Review, consideration, and adoption of the staff report and its findings and recommendations, and
- Review and consideration of the Exhibits made part of the record, and
- Personal knowledge of the area in question, and
- Testimony presented to the Board, now

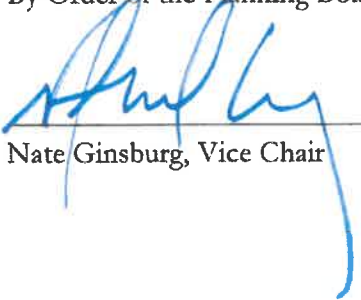
THEREFORE: The Planning Board of the Town of East Greenwich grants Preliminary Plan approval for "Highland Woods Major Subdivision" subject to the following conditions:

1. Preliminary Plan approval is based on plans entitled "Highland Woods, Preliminary Plan Submission" an 18-page plan set dated 7-12-19. Such Plans are marked as Exhibit 1 at the July 17, 2019 meeting, prepared by DiPrete Engineering, stamped and signed by Matthew S. Caulfield, Registered Professional Engineer.  
DE: Acknowledged
2. All public improvements must be completed to the satisfaction of the Department of Public Works within two years of initial issuance of the soil erosion and sedimentation control permit. Site work shall not commence until such permit is issued and the permit shall not be issued until an acceptable bond or other security instrument is in place.  
DE: Acknowledged
3. Any/all outstanding issues identified in Assistant Town Engineer Mark Conboy's memo dated June 12, 2019 shall be addressed prior to Final Plan submission.  
DE: Addressed with each Final Plan Submission.
4. A 45 foot wide no-cut buffer shall be maintained around the north and east perimeters of the project site. Said buffer should be appropriately deed restricted and shall be physically demarcated by bounds on each affected lot. The site shall not be subject to clear-cutting and consistent with Appendix A of the subdivision regulations, "Standards for tree preservation and planting," a tree preservation plan shall be submitted at Final Plan review.  
DE: Shown on Final Plan Submission (see sheet 7 & 17) and on Record Plans. Deed restrictions to be provided at sale of lot.
5. Per East Greenwich Zoning Code, five deed-restricted Affordable housing units, per State definition, shall be provided in association with this development. Two such units have already been identified off-site and are accepted by the Planning Board as part of this approval. Three additional such units must be identified at Final Plan approval. Market rate housing units shall be occupied at a rate proportionate to the occupancy of the affordable units and in no case shall a building permit for a "Unit 11" in the Highland Woods subdivision be issued before the recording of an affordability deed restriction on a third off-site affordable unit.  
DE: Acknowledged. Phase 1 is 10 lots, requiring 2 affordable units. Remainder to be addressed with future phase(s).
6. All Final Plan checklist requirements shall be met. The Board does not waive its purview over Final Plan review and reserves the right to conduct a site visit prior to that review.  
DE: Acknowledged
7. The applicant will confirm that there is adequate access to Historic Cemetery #EX143 on adjacent property in Exeter through the subject site or other sites.  
DE: To be addressed with future phase(s).
8. Preliminary Plan approval will exclude the engineering for detention basins as noted in items 3 and 4 of the DPW Memo from Mark Conboy dated June 12, 2019.  
DE: Acknowledged. Phase 1 Final Plan addresses comments 3 & 4 as discussed with Mark Conboy via email.
9. The East Greenwich Fire Marshall shall be allowed to review and comment on the 600 foot driveway on Lot 11 of the Preliminary Plan submission before Final Plan approval.  
DE: To be addressed addressed with future phase(s).

The Planning Board further finds that the proposed development, if approved as discussed and with conditions imposed:

1. Is consistent with the Comprehensive Community Plan and with the General Laws of Rhode Island Section 45-23-30;
2. Is in compliance with the standards and provisions of the East Greenwich Zoning Ordinance in accordance with the General Laws of Rhode Island Section 45-24;
3. Will cause no significant negative environmental impacts;
4. Will not create individual lots with any physical constraints to development such that building on those lots according to pertinent regulations and building standards would be impracticable; and
5. Will have adequate and permanent physical access to a public street for the development.

By Order of the Planning Board:

  
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Nate Ginsburg, Vice Chair

7/31/19  
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Date

