



East Greenwich Planning Board Agenda

Wednesday October 20, 2021 - 7:00 PM

Town Council Chambers, Town Hall

125 Main Street, First Floor

Please be advised that due to recent changes in the law by the General Assembly and the expiration of the Governor's Executive Order on open meetings, there will be no remote/Zoom participation for this meeting. Members of the public may attend and participate in-person and/or may submit written correspondence in advance of the meeting by emailing it to Lbourbonnais@eastgreenwichri.com or mailing or hand delivering it to the Planning Department Office located at 111 Peirce Street – Lower Level, East Greenwich, RI 02818. All such correspondence must be received by 3:00 PM EDT on October 20, 2021 in order to be included in the record. Mask wearing will be required of all parties (both vaccinated and non-vaccinated) at all indoor public meetings. The Town will make a concerted effort to have masks available at all such meetings to support those members of the public body, staff, or public at-large with a mask should they not have one available.

1) Roll Call and Call to Order

- 2) **Extension** – 32 Exchange Street Major Land Development – This project received Final Project Approval in October, 2020 (decision recorded 10/29/21). Section 263-21E of the Town Code states, “Approval of a major subdivision or land development project shall expire one year from the date of approval with the right to extend for one year upon written request by the applicant . . .” Applicant has submitted a request for the by-right one-year extension via e-mail to the Planning Director.
- 3) Pre-application review of a **Major Solar Energy System Installation** at 816 Middle Road, being Assessors Map 53, Plat 11, Lot 626. The applicant is Kevin LaMarco for National Roofing and Solar Corporation and the site owner is J2 Properties Commercial Real Estate LLC. The property is 87,360 square feet in area and is zoned M/LI-O (Light Industrial-Office). An existing single-story building exists and the project calls for covering about 14,500 square feet of roof area with solar panels. The 99.63 kW photovoltaic project is a Major Solar Installation under the Zoning Code but as a roof-top project in an industrial zone, it qualifies for the Minor Land Development review process. A Special Use Permit from the Zoning Board of Review will also be required.
- 4) Preliminary Plan Review of a 63-unit, 100% affordable **Major Land Development Comprehensive Permit submission**. Location is at Frenchtown Road and Route 4, being Assessors Plat 30-11 Lot 650. Applicant and Owner is Cove Homes, Inc.

Property is zoned MUPD – mixed use planned development. Approved dwelling units would be one-bedroom apartments with supportive services for elderly and handicapped residents – to be managed by the East Greenwich Housing Authority. Applicants are considering scaling back the services and programming space associated with the project and enlarging some units to two bedrooms.

- 5) Combined Preliminary and Final Review of an 8-unit **Major Land Development Comprehensive Permit**. Location is 62 South Pierce Road at Cora Street and Violet Court, being Assessors Map 54, Plat 11, Lot 66. Applicant is Philip Ryan Homes, LTD and the owner is Middleberry Associates. Property is zoned R-30, Residential. Current application is the result of a legal settlement following an appeal of the Planning Board's previous denial of a higher density project here in March, 2018. Eight 3-bedroom dwellings are proposed on roughly 5.4 acres.
- 6) Minutes: The Board is asked to review and approve the minutes of the regular August 18, 2021 meeting.

Adjourn

Date of Posting: October 14, 2021

Matters listed on this agenda may be 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.