

East Greenwich Planning Board Agenda  
Wednesday December 4, 2019  
Town Council Chambers - Town Hall  
125 Main Street  
7:00 P.M.

- 1) Preliminary Plan Review of a three-lot **minor subdivision at 275 Moosehorn Road** (utility poles 17-18 – with additional frontage on Carrs Pond Road) being Assessors Map 48-14, Lot 129 (currently vacant). Property is 18.6 acres in size and zoned F-2, Farm. Applicants/Owners are William Johnson and Janet Joyce. Project is a minor subdivision and it appears all dimensional requirements for the F-2 Zone are met.
  
- 2) Master Plan Review of a **major redevelopment project at 695 Main Street**, being Assessor's Map 75, Plat 3, Lot 76. The former gas/service station would be removed and replaced with a bank with drive-thru. Property is located within the historic district and the drive-thru use would require zoning relief. Project would proceed as a Major Land Development. Applicant is The Washington Trust Company and the owner is 20 Water Street Realty, LLC.
  
- 3) Combined Master and Preliminary Review of a proposed 63 unit, 100% affordable **Major Land Development Comprehensive Permit submission** (62 leasable units plus a live-in property manager's unit). 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. Proposed dwelling units will be one-bedroom apartments with supportive services for elderly and handicapped residents – to be managed by the East Greenwich Housing Authority.
  
- 4) Continued from May 15, 2019, July 17, 2019 and September 4, 2019: Master Plan review of a major commercial land development at **5865 Post Road**, being Assessors Map 45-11, Lots 10 and 22. Project site currently contains a commercial enterprise (Anderson Ski and Dive) and a new roughly 6,000 square foot commercial building is now also proposed. Proposed use is a craft brewery. Property is zoned CH, Commercial Highway and is approximately 1.79 acres in size. Property Applicant is John Holmander dba

Pilot Properties, LLC and the property is owned by Pilot Properties. Applicant at this time requests that the petition be withdrawn.

- 5) 2020 Meeting Calendar - the Board is asked to approve the schedule of meetings for the coming year.
- 6) Minutes: The Board is asked to review and approve minutes of the October 16, 2019 meetings.

Adjourn.

Posted: November 26, 2019

**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.