



East Greenwich Planning Board

Wednesday, August 19, 2020

7:00 PM

Virtual Meeting Via ZOOM Video- and Tele- Conferencing

DATE OF POSTING: August 14, 2020

EAST GREENWICH PLANNING BOARD AGENDA

When: August 19, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Planning Board Remote Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85723071818>

Or Dial in by Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099

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Webinar ID: 857 2307 1818

International are numbers available: <https://zoom.us/u/adhCGkO1Ms>

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.

Planning Board Agenda

1. Call to Order

2. Roll Call

3. Proposed reconsideration of 15 Castle Street, being Assessor's Map 85, Plat 1, Lot 118 – currently under development as a 9-unit residential project. The site is roughly 32,000 square feet in area and is now owned by **East Greenwich Cove Builders LLC**. The project received Final Approval in November, 2018. The Preliminary Plan approval was granted in April, 2018 and certain unmet

conditions from that decision still apply. Specifically, the applicant seeks a reconsideration of Condition 3 of that decision to accommodate the occupancy of market-rate units at the site ahead of occupancy of the deed-restricted affordable units. A minor plan modification is also sought as the exact location and footprint of some structures has changed.

4. Pre-Application Review: Major Residential Comprehensive Permit Project for property owned by Ned Capozzi, Modern Industries, Inc., located at Division Road (across from Westfield Drive); Map 67 AP 13 Lots 35 and 53 (Zoned Farm, F-2). The subject property is just over 80 acres and currently vacant. The Applicant's intent is to build approximately 418 new dwelling units in a variety of housing types and styles ranging from multi-story apartment buildings to small single family cottages. This constitutes a major land development and because the applicant will deed restrict more than 25% of the total units as Affordable, it qualifies as a Comprehensive Permit submission and is eligible for an expedited review.

5. Third Reading/Adoption: Proposed Amendments to the Land Development and Subdivision Review Regulations (LDSR's) – The Town of East Greenwich has not conducted a review of its fee schedule for the review of land development and subdivision applications since 2010. Current fees do not capture the costs associated with such reviews. An update of those fees is thus now proposed. Specifically, such update will involve revisions to Section 35 of the LDSR's. Within the Town Code, this section can be found at: "§ A263-35 Administration: administrative fees." Minor revisions to Section 25 of the LDSR's are also now proposed. This section, found at "§ A263-25 General Provisions: construction and/or improvement guarantees," addresses inspection fees paid to the Public Works Department in conjunction with infrastructure and utility installations at new developments. A required public hearing on the proposed amendments was conducted August 5, 2020. The Board is now asked to adopt the draft amendments.

Adjourn

Public Access Instructions for "Virtual" East Greenwich Board Meetings

The Town of East Greenwich is conducting a virtual Planning Board Meeting on Wednesday August 19, 2020 at 7 pm. The information below is provided to assist applicants, abutters, residents and other interested parties with the technical information necessary to participate.

The Town has chosen to use a video conferencing product called [Zoom](#) for hosting local public meetings during the current health emergency. Zoom is available as an app - you can download it on your smart phone or personal computer for free. (Deluxe "for-a-fee" versions also exist and many of you may already be using those in your own personal or business dealings.) You will also have the low-tech option of simply phone dialing-in for audio-only. We strongly encourage you to access the meeting visually – for obvious transparency reasons, so you can see Board members and applicants – but also because the presentations will be on-screen (plan sets and related reports) to round out your understanding of what is being considered.

To be clear, you do not have to have a Zoom account to attend a Zoom meeting. You may wish to create an account, but that is not required to participate in the Town's "virtual" public meetings. We hope you will join us via Smartphone, tablet, laptop, or computer as this option enables you to view the Board and presenters in a gallery view and to see all application materials presented on your screen. If accessing the meeting this way, you will be prompted to download the software. You can get to the meeting at its start time by either clicking the hyperlink in the posted agenda (available via the Town's or Secretary of State's Website) OR -

Go to Zoom.us and Simply Click on "Join a Meeting".

When you go to the Zoom website, you will be prompted to either JOIN or DOWNLOAD the Zoom tool. Note the DOWNLOAD will require a second step to install the application. This is a personal choice.

Enter this Webinar/Meeting ID: 857 2307 1818

To join you will be asked for your name and email. Your name is all that is required.

You will be asked if you want to join the meeting audio via computer audio, or via telephone. Use of computer audio is recommended, if enabled on your device, however you can also use your telephone for audio. When you enter the meeting room, your phone will be muted. You will be able to see members and participate when called on for public comment. If you would like to speak when the Chair opens the floor for public comment, use the 'raise your hand' icon in the Zoom platform, located toward the bottom of the screen. You will be recognized to speak and can share your comments via audio when recognized. You will be prompted on your screen to unmute yourself and you will be required to state your name for the record.

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