



East Greenwich Planning Board

Wednesday, April 7, 2021

7:00 PM

Virtual Meeting Via ZOOM

DATE OF POSTING: April 1, 2021

EAST GREENWICH PLANNING BOARD AGENDA

When: April 7, 2021 at 07:00 PM Eastern Time (US and Canada)

Topic: Planning Board Remote Meeting

Via the audio- and tele-conferencing platform ZOOM.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81579776297>

Or Dial in by Telephone:

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Webinar ID: 815 7977 6297

Any matter listed on this agenda is subject to a decision or vote.

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Planning Board Agenda

1. Call to Order

2. Roll Call

3. Consent Agenda - Administrative Approvals

- A) An Administrative Subdivision involving the Kentish Guards Armory was recorded on 8/20/20 as Plan #981. This plan redrew the lot line separating the parcel associated with the Armory from the adjacent property at 100 Peirce Street (aka "Knowles House," Assessors Map 85, Plat 1, Lot 214). A subsequent error was found on that plan which has now been corrected with the recording of Plan #990 - recorded 3/10/21.

- 4) Review of a major revision to the approved **Final Plan of a solar project** that appears to meet the definition of a Major Land Development. Applicant is NuGen Capital Management, LLC and the owner is Briggs Drive Associates. Location is **10 Briggs Drive**, (formerly known as Bostitch) being Assessor's Map 36, Plat 16E, Lot 36. Project involves expansion of the solar energy project currently under construction there to include ground-mounted panel installation (thereby augmenting the major roof-top system already approved). The current application requires a special use permit from the Zoning Board of Review (granted February 23, 2021) before the final plan can go back to the Planning Board.

- 5) **Final Plan Review: SA Properties, LLC** for the **Highland Woods Major Subdivision – Phase 1**. Property is located at the end of Princess Pine Drive and Tipping Rock Drive in the vicinity of Taggart Court; Assessor's Map 7 A.P. 19 Lots 12 and 156 (Zoned F-2, Farm). The Applicants have proposed a 25-lot subdivision on the roughly 79 acre site but the Phase 1 Final Approval would consist of 10 lots on about 34 acres. Ten new 4-bedroom homes would be built at the northern and westernmost edges of the site. Tipping Rock Drive would be extended southward to meet an extension of Princess Pine Drive. The project's "Inclusionary Zoning" affordability component would be met off-site, consistent with the Preliminary Plan approval.

- 6) **Minutes** – The Board is asked to review and approve minutes of the 3/3/21 and 3/17/21 meetings.

Adjourn

Public Access Instructions for "Virtual" East Greenwich Board Meetings

Application materials for applications docketed for action can be found on the Town's website under the Planning Department's landing page. Navigate to the side bar and select "Current Applications" found here: <https://www.eastgreenwichri.com/648/Current-Applications>.

At the appointed time, please click on the Zoom meeting link in the published agenda. If this is not possible – please follow the below instructions.

The Town of East Greenwich is conducting a virtual Planning Board Meeting on Wednesday April 7, 2021 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 (above and available via the Town’s or Secretary of State’s Website) OR -

6 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: 815 7977 6297

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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Then press # and then # again (there are no “Participant ID’s”).

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At the appropriate time, the meeting will be open for questions and comments. During the public comment portion of the meeting, anyone who wishes to be heard will be allowed to speak. Only one commenter at a time will be allowed to speak to ensure the comment is clearly heard and recorded. To be recognized, you will need to “raise your hand”. Dial ***9** to ‘raise your hand’ and be recognized to speak. Dial ***6** to unmute your telephone; and when done speaking, dial ***6** again to mute yourself. All speakers will be required to state their name for the record.