



East Greenwich Planning Board

Wednesday, May 5, 2021

7:00 PM

Virtual Meeting Via ZOOM

DATE OF POSTING: April 30, 2021

EAST GREENWICH PLANNING BOARD AGENDA

When: May 5, 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/83583037592>

Or Dial in by Telephone:

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

US: +1 929 205 6099

or +1 312 626 6799

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Webinar ID: 835 8303 7592

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. Consent Agenda

A) Extension: Required 5-Year Master Plan update for the New England Institute of Technology Campus located at 1 New England Tech Boulevard - Assessor's Plat 80 Plat 12 Lot 76 and Assessor's Plat 70 Plat 12 Lots 16, 576, 577 & 578. The Campus received a Master Plan approval in June, 2015 and it was acknowledged that full campus build-out would be a very long-term endeavor. Approvals required that the Master Campus Plan be revisited with the Planning Board every five years. The Institute submitted a required plan update in April,

2020 but the global COVID-19 health emergency created some uncertainty in their plans. They appeared before the Planning Board in May, 2020 to request a one-year extension of the re-visit to allow time to adapt and reconsider. The extension was granted but the Institute finds itself still on tenuous ground in terms of long-range planning. They seek a second one-year extension.

Section 263-16 (Master Plan General Provisions) Sub-Section G, “Vesting” of the Town’s Land Development and Subdivision Review Regulations states, “Vesting may be extended for a longer period, for good cause, if requested by the applicant, in writing, and approved by the Permitting Authority. Master plan vesting shall include the zoning requirements, conceptual layout and all conditions shown on the approved master plan drawings and supporting materials.”

4. Robert Plain – Pre-application for a Comprehensive Permit Land Development.

Applicant is only adding one dwelling unit at the property but the project is classified as a Major Land Development because of the zoning relief involved. Property is located at **50 Vine Street** - Assessor’s Map 75 A.P. 3 Lot 221 (Zoned R-6, Residential). The existing house at 50 Vine Street has a front setback encroachment and the house will be expanded. A second structure will be added which will also have setback encroachments. The lot is undersized for two units (6,686 square feet where 10,000 square feet are required). Property is located within the historic district and abuts the Amtrak rail right of way.

5. John D Holmander for Pilot Properties, LLC – Pre-Application Review of a Comprehensive Permit Major Land Development. Location is **25 Franklin Road** being Assessor’s Map 45, Plat 11, Lots 10 and 22. Project involves construction of 12 new attached, 2-bedroom dwelling units, three of which will meet the State’s definition of Affordable. Property is Zoned CH – Commercial Highway - and comprises 77,972 square feet of land area, although the two lots will be reconfigured as part of the project.

6. Minutes – The Board is asked to review and approve minutes of the 3/17/21 and 4/7/21 and 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> . Be sure to select “Planning Board Applications” as opposed to Zoning Board or Historic District Commission 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, May 5, 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 -

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: 835 8303 7592

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.

If Accessing the Meeting By Telephone:

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the proceedings.

Dial this number to join: +1 929 205 6099. Alternative phone numbers can be used if necessary (if the line rings busy, for example):

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or +1 669 900 6833 (CA); or +1 888 475 4499 (Toll Free).

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

When you join the meeting, your phone will be muted.

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.