



East Greenwich Planning Board Agenda

Wednesday November 3, 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) 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.

3) Discussion: Review of Zoning Ordinance Amendments – Per Town Code, the Planning Board is charged with reviewing proposed zoning amendments and making a recommendation to the Town Council. The Council has requested amendments to Article XX of the Zoning Code, pertaining to Solar Energy Systems and Facilities. Specifically, revisions to Section 260-119 through Section 260-123 are being considered. The goal of the proposed amendments is to streamline the review process for roof-top solar projects. Staff has found that subjecting roof-top projects to all the provisions of the full Land Development Regulations is unnecessarily cumbersome and the process is a disincentive to development of these low-impact green energy

projects. Expediting approval of these project types might also intersect favorably with the Town's current growth management focus as property owners will be able to gain additional value from existing structures without adding density, i.e. without additional residential or commercial units.

- 4) Minutes: The Board is asked to review and approve the minutes of the October 6, 2021 meeting.

Adjourn

Date of Posting: October 29, 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.