



East Greenwich Planning Board

Regular Meeting

Wednesday, April 6, 2022 at 7:00 PM

HYBRID IN-PERSON & REMOTE MEETING VIA ZOOM

Town Hall, 125 Main Street, East Greenwich, RI 02818

DATE OF POSTING: March 30, 2022

Click the link below to join the webinar:

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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

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in advance of the hearing date.

Planning Board Agenda

1. Call to Order and Roll Call

- 2. For Decision:** Combined Preliminary & Final Plan Review of a Minor Land Development Project for a **Major Solar Energy System Installation** at 816 Middle Road, being Assessors Map 53, Plat 11, Lot 626. The applicant is **Kevin LaMarco** for National Roofing and Solar Corporation and the site owner is J2 Properties Commercial Real Estate LLC. The property is 87,360 square feet in area and is zoned M/LI-O (Light Industrial-Office). An existing single-story building exists and the project calls for covering about 14,500 square feet of roof area with solar panels. The 99.63 kW photovoltaic project is a Major Solar Installation under the Zoning Code but as a roof-top project in an industrial zone, it qualifies for the Minor Land

Development review process. A Special Use Permit from the Zoning Board of Review was obtained on March 22, 2022.

3. **For Decision: Comprehensive Permit Application - Combined Preliminary & Final Plan Review with Required Public Hearing: John D. Holmander for Pilot Properties, LLC – Combined Preliminary & Final Plan Review of a Comprehensive Permit Major Land Development known as “Franklin Terrace.”** 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.

4. **For Decision: Preliminary Plan Review with Required Public Hearing - GDubon Properties, LLC (Christopher Reynolds)** for the Forest Lane Subdivision for property located at 35 & 55 Forest Lane; Map 19 A.P. 19 Lots 1 and 2 (Zoned F-2, Farm). The Applicant seeks to develop the 17.6 acre site with five homes. The two existing lots will be reconfigured to five single-family house lots at the end of Forest Lane and related access, lighting, landscaping, drainage and other infrastructure and amenities will be developed on site. Property is zoned F-2, Farm. The project site sits at the end of Forest and Canterbury Lanes at the West Greenwich Town line.

5. Pre-application review of a two-lot subdivision for Sean and Natalie Monaghan at **50 Kenyon Avenue**, being Map 84 Assessor’s Plat 2 Lot 240. Property is 4.62 acres in size and is zoned Residential, R-30 and the result of the action will be one new single-family house. A Dimensional Variance from the ZBR is necessary and this relief requires the project to proceed like a Major application.

6. Public Workshop #2 and Discussion: Municipal Wastewater Facilities Plan

The Town is in the process of updating its Wastewater Facilities Plan. The RI Department of Environmental Management sets forth standards for wastewater facilities planning and they include specific requirements for public participation. At their May 10, 2021 meeting, the East Greenwich Town Council awarded completion of this planning project to Tighe & Bond engineering consultants of 300 West Exchange Street, Suite 300, Providence, RI 02903. Tighe & Bond has since had a Public Workshop at the September 22, 2021 Planning Board meeting where details were shared about the current collection system at the WWTF and identification of alternatives for the future. Public Workshop #2 will provide an update on their work so far and invite comments from the Board and the general public.

7. **Review and Recommendation 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.

A) The Town Council has requested additional modifications to the original amendments recommended by the Planning Board on December 15, 2021 pertaining to Article XX of the Zoning Code, 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 while further restricting ground-mount 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. The new revisions allow for roof-top solar projects to be allowed by right in all zones provided that HDC review and approval is required for all such systems to be located within the Historic District. While the Town Council and Planning Board agree with allowing roof-top projects by- right there is incongruity with the proposed restrictions to ground-mount projects.

4) Minutes – The Board is asked to review and approve minutes of the 10/20/21, 11/17/21, 12/15/21 and 3/2/22 meetings.

Adjourn