



Town of East Greenwich

PLANNING BOARD

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January 12, 2024

RE: Technical Review Committee report for the January 17, 2024 Planning Board meeting

Dear Honorable Members,

On January 08, 2024, the Technical Review Committee (TRC) met to review the agenda items for the January 17, 2024 meeting of the Planning board. In attendance were Al Ranaldi, John Studley, Christina Marseglia, Fred Gomes, Ernesto Polo, Chief Bernard Patenaude, Chelsea Romano, and Ben Lupovitz. Below are the TRC's recommendations.

PLEASE NOTE: The purpose of this report is to provide technical comments on the projects listed below based on the Town of East Greenwich's Zoning Ordinance and Development and Subdivision Review regulations. The comments expressed in this report shall not be interpreted as an approval or denial of any of the projects listed below.

Comprehensive Permit – Preliminary Plan Review – Public Hearing

Application: The Court at Rope Walk Hill, 67 Castle Street Condominiums, Assessors Map 085, AP 001, Lot 117, Preliminary Plan Review – Public Hearing.

Applicant/Owner: Thomas Gerald, LLC

Location: 67 Queen Street

Project Description: The Court at Rope Walk Hill is proposed as a 16-unit residential community on Assessor's Map 85 Plat 1 Lot 117, located at 67 Queen Street in East Greenwich, RI. The project is proposed as a Comprehensive Permit with 25% low and moderate income (LMI) housing units (4 units). The proposed development will have 3 buildings which will be built in one phase. The unit mix will be 13 one-bedroom units and 3 two-bedroom units. Parking areas for a total of 19 vehicles are proposed to be developed at various locations throughout the site. In accordance with the new Comprehensive Permit regulations, each unit will be deeded one (1) parking space per bedroom, either adjacent to, beneath the building, or in a deeded garage space. Stormwater management will be addressed by several on-site permeable pavement infiltration systems.

Certificate of Completeness: On January 05, 2024, the project received a Certificate of Completeness. According to Rhode Island General Laws § 45-53-4 and Town of East Greenwich's Code of Ordinance Chapter 63, the planning board shall render a decision on the preliminary plan application within ninety (90) days of the date the application is certified complete, or within a further amount of time that may be consented to by the applicant through the submission of written consent. A decision on the preliminary plan review must be made by **April 04, 2024**, or within such further time as may be consented and obtain a written waiver of the deadline from the applicant. The approved preliminary plan is vested for a period of two (2) years with the right to extend for two (2), one-year extension upon written request by the applicant, who must appear before the planning board for each annual review and provide proof of valid state or federal permits as applicable. Thereafter, vesting may be extended for a longer period, for good cause shown, if requested, in writing by the applicant, and approved by the planning board.

Submission: The preliminary plan review submission included the following:

- *Report: 200-foot Abutters List Report, dated May 17, 2023*
- *Letter: Preliminary Plan Environmental Affidavit, The Court at Tope Walk Hill, Assessor's Map 85 Plat 1 Lot 117, East Greenwich, Rhode Island, Project # 3292-001, prepared by DiPrete Engineering, dated December 12, 2023*
- *Application, copy of: Historic District Commission Approval, property located at 67 Queen Street, East Greenwich, RI, Conceptual Review, dated February 28, 2023*
- *Letter: Letter of Eligibility: Rope Walk on the Hill, 67 Queen Street, Plat 1, Lot 117, East Greenwich, prepared by RI Housing, prepared for Mr. Gerald Zarrella and Mr. Thomas Santilli, dated April 7, 2023*
- *Report: Project Pro Forma, submitted on December 14, 2023*
- *Map: 200' Abutters List and Radius Map, submitted on December 14, 2023*
- *Planning Board Application and Fee, submitted on December 14, 2023*
- *Planning Board Project Check List, submitted on December 14, 2023*
- *Sample Deed Restriction, submitted on December 14, 2023*
- *Plan: Stormwater System Operation & Maintenance Plan – The Court at Rope Walk Hill, prepared by DiPrete Engineering, prepared for Thomas Gerald LLC, dated December 14, 2023*
- *Report: Stormwater Management Report – The Court at Rope Walk Hill, prepared by DiPrete Engineering, prepared for Thomas Gerald LLC, dated December 14, 2023*
- *Letter: Town of East Greenwich Real Estate Tax Statement, for Parcel 085-001-117-0000, 67 Queen Street, dated December 15, 2023*
- *Report: The Court at Rope Walk Hill – Multi-Unit Redevelopment Proposal – Comprehensive Permit, Listing of Requisite Adjustments.*
- *Report: The Court at Rope Walk Hill – Comprehensive Permit (Affordable Housing) Development – Major Land Development Project Application, 67 Queen Street, Assessor's Map 85, Plat 1, Lot 117, prepared by Pimentel Consulting, Inc., prepared for Thomas Gerald LLC, dated December 29, 2023*
- *Report: Neighborhood Analysis, 67 Queen Street, Assessor's Map 85, Plat 1, Lot 117, R-6 Zoning District, submitted on January 03-2024*
- *Letter: Affidavit of Notice - 67 Queen Street, East Greenwich, Rhode Island, The Court at Rope Walk Hill, prepared by Thomas Gerald LLC, prepared for Thomas Gerald LLC, dated January 05, 2024*
- *Report: Neighborhood Analysis, 67 Queen Street, Assessor's Map 85, Plat 1, Lot 117*

- *Report: Preliminary Plan Narrative – The Court at Rope Walk Hill, Assessor’s Map 85, Plat 1, Lot 117, East Greenwich, Rhode Island, Project # 3292-001, prepared by DiPrete Engineering, prepared for Thomas Gerald LLC, dated January 04, 2024*
- *Plan Set – Preliminary Plan Submission (including conceptual architectural plans), The Court at Rope Walk Hill, 67 Queen Street, Rhode Island, Assessor’s Map 85, Plat 1, Lot 117, 22 sheets, prepared by DiPrete Engineering, prepared for Thomas Gerald LLC, amended up to January 04, 2024, submitted on January 05, 2024*
- *Report: Real Estate Survey for Queen Street (Assessor’s Plat 85-1, Lot 117), East Greenwich, Rhode Island, prepared by Sweeney Real Estate & Appraisal, prepared for Mr. Sanford Resnick, Esq. dated November 6, 2023*
- *Report: Traffic Safety Assessment – Proposed Residential Condominium Development, The Court at Rope Walk Hill, 67 Queen Street, East Greenwich, Rhode Island, prepared by Crossman Engineering, prepared for Thomas Gerald LLC, dated October 12, 2023*

Requested Action: Town Staff conducted an in-house review and the TRC conducted a public review on the proposed project. In general, the Technical Review Committee indicated that the project successfully addressed all of the standards set out in the applicable state and local regulations and the applicable engineering standards. The TRC also indicated that the project successfully addressed the required findings as stated in § 63-9 of the town’s Code of Ordinances. However, the Public Works Department expressed some minor concerns with the submitted plans and asked if they can continue to work with the project engineer on resolving their concerns. Therefore, the Technical Review Committee recommends that the planning board conducts the public hearing and solicits any comments and concerns from the public. The applicant can address any unforeseen concerns brought out at the public hearing and work to resolve the concerns expressed by the Department of Public Works. On February 07, 2024, next planning board meeting, the applicant can return for further review and a possible vote.

Parcel Size and Frontage: The property is 13,609 square feet with frontage along Queen and Castle Street.

Existing Land Use: The subject property contains a multi-family housing unit and associated parking area. Surrounding properties are a variety of single family and multi-family residential dwelling units.

Existing/Surrounding Zoning: The subject property and surrounding area are zoned R6 (Residential).

Requested Adjustments: The applicant is requesting ten (10) adjustments from the literal use and dimensional requirements of the zoning ordinance and/or the design standards or requirements of the Town of East Greenwich regulations. A list outlining the specific adjustments and specific regulation of these adjustments was submitted.

Utilities: Public water and sewer are available.

Wetlands/Stormwater Runoff: According to the submitted site plans, no wetlands exist on the parcel. Stormwater management will be addressed by several on-site permeable pavement infiltration systems. These systems are located under the proposed parking areas. All roof drainage will be piped underground to these areas for treatment and infiltration. The stormwater

system will be reviewed in accordance with the RIDEMs Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). Design details will be required as part of the Soil Erosion Permit review stage for each new dwelling unit.

Technical Review Committee Discussion/Recommendations: The submitted multi-unit residential project was reviewed at the preliminary plan review stage in accordance with the newly enacted legislation, RIGL 45-53 and corresponding local ordinance § 63-9. The proposed project represents the redevelopment of the property into a multi-unit condominium complex containing three structures with thirteen (13) one-bedroom units, three (3) two-bedroom units and associated parking and landscaped areas. Four units will be designated as affordable in accordance with the RI Housing's regulations.

Based on the preliminary plan submission, the TRC opines that the applicant has proposed a creative redevelopment for the property that compliments the abutting condominium complex and the surrounding neighborhood. In general, the project is consistent with the goals and objectives of the town's comprehensive plan with particular attention to the goals and objectives of the housing chapter. There are some minor engineering concerns that need to be worked out by the Department of Public Works and the project engineering team. The TRC has full confidence that these concerns can be resolved. The technical review committee recommends that the applicant address any unforeseen concerns brought out at the public hearing and address the concerns of the DPW. The applicant should return for further review at the next planning board meeting.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

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Administrative Officer to the Planning Board