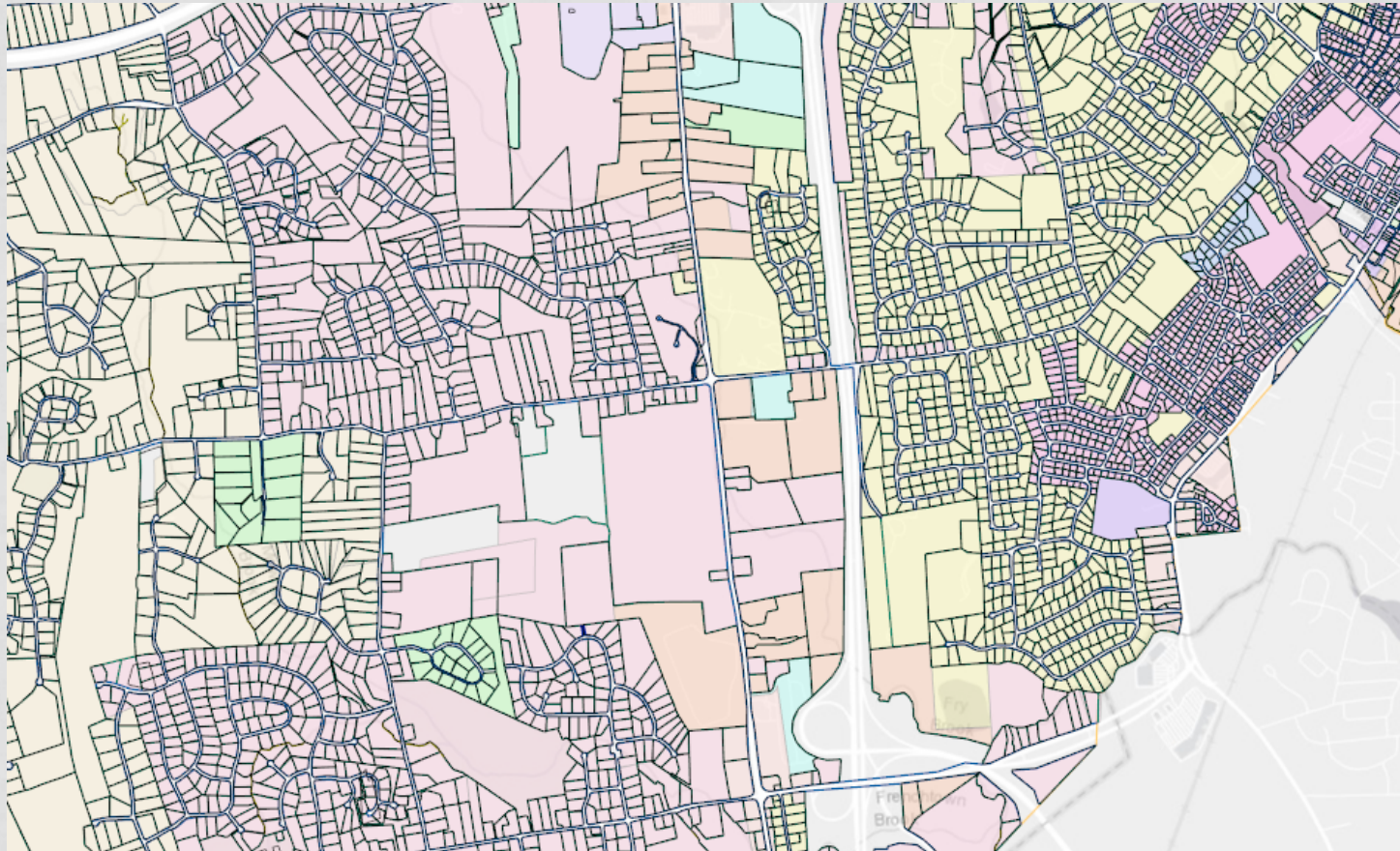


LAND DEVELOPMENT IN EAST GREENWICH



A SUMMARY OF PROJECTS REVIEWED IN 2018

PLANNING DEPARTMENT

CHARGE/MISSION

- Maintain the Comprehensive Plan, Zoning Ordinance, Land Development and Subdivision Regulations and all related maps that provide the policy and regulatory bases for land use decision-making.
- Advise the Town Manager, Town Council and Town boards, commissions, committees, the business community, and the general public on current land development issues.



REGULATORY BOARDS

2018 ACTIVITY

- **Zoning Board of Review** - Hears and decides applications for variances and special use permits and sits as the Board of Appeals. Met 11 times in 2018 and reviewed 20 applications: 13 residential, six commercial and one appeal.
- **Historic District Commission** – Reviews applications for all exterior alterations to buildings located on properties with historical overlay zoning. Met 12 times in 2018 and reviewed 73 applications – the most since 2007.
- **Planning Board** - The governing body for the Town on all matters pertaining to planning and land development. Met 20 times; reviewed 18 projects in 2018.

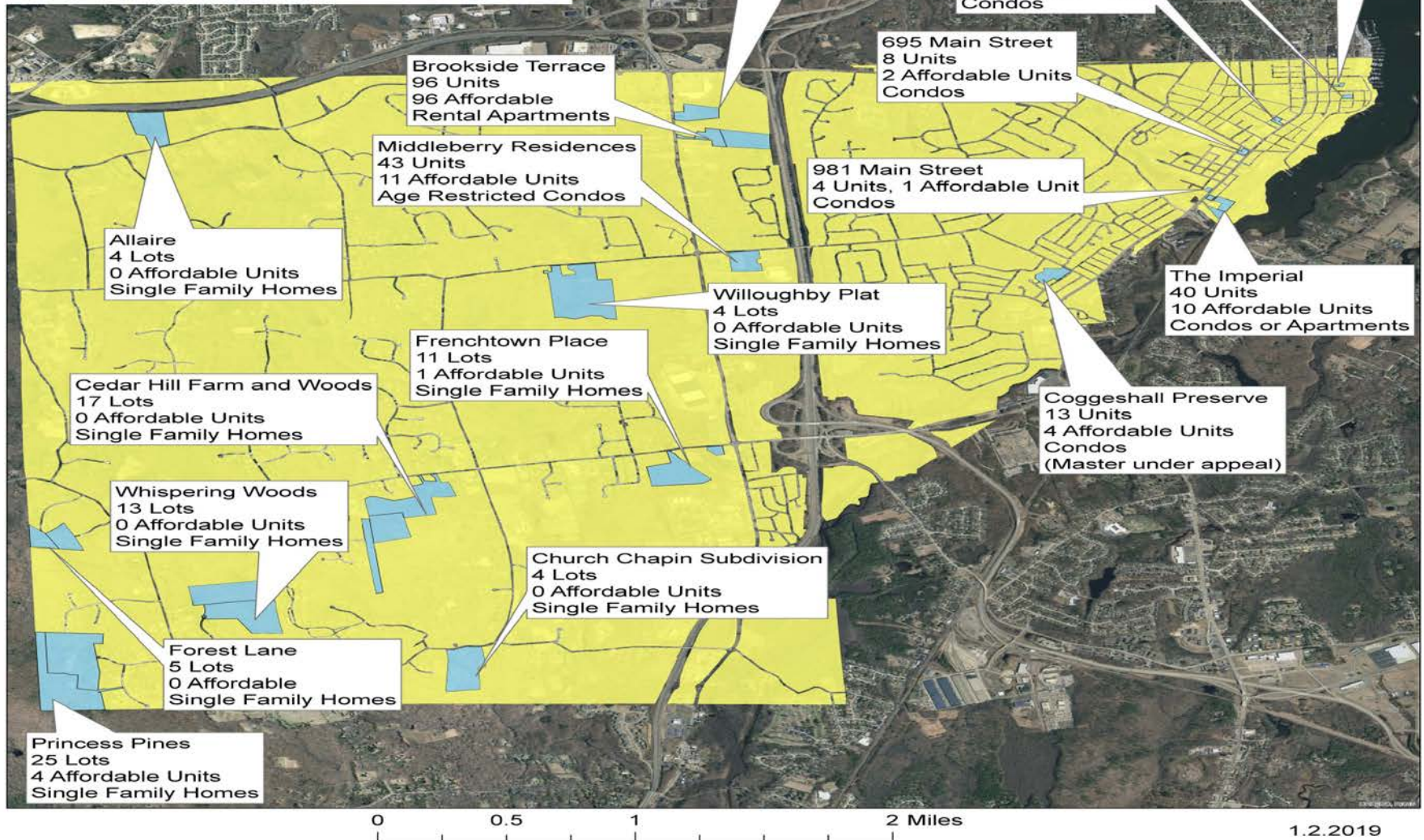
Pending Residential Development in EG

Legend

Parcels

- Anticipated Residential Development
- Town of EG

365 Total Units
143 Affordable Units
39% Affordable



A BRIEF HISTORY: 15 YEARS OF PLANNING BOARD ACTIVITY

5 Years Ago – 2013 Summary

5 major commercial projects – Day Care, Quick Lane, “Frenchtown Commons”

3 residential projects reviewed – 17 lots total (Spencer’s Corner Estates, etc)

Other department activities: Public Hearings on the Comprehensive Plan, drafted a Wind Ordinance. . .

8 Years Ago - 2010 Summary

4 major commercial projects reviewed (Coastway and PCU on Post Road, CVS and “Liberty Title” on Route 2)

4 residential projects reviewed (31 lots/units total) (Examples: Stone Ridge, last phase of South Ridge, etc.)

Other department activities: Launched Comprehensive Plan update, zoning revisions for NEIT, other ordinance amendments to the sign code . . .

15 years ago – 2003 Summary (the “boom”)

8 major commercial projects reviewed (2 self-storage proposals, SCT Group Medical Offices on Route 2, Dunkin’ Donuts -New London Turnpike, Christ Church expansion, etc.)

13 residential projects reviewed totaling 172 units or lots (Examples: Middle Woods - 20 lots; Residences at Fry Brook – 24 condos; Huguenot Farm – 10 lots; and 63 units at Vistas on the Trail [finally being completed now])

Last Year – 2018 - WOW!

2 major commercial projects and one solar project

18 residential projects reviewed totaling 369 dwelling units

Pending Residential Development in East Greenwich

Name	Type	Market-rate Units	Affordable Units	Total Units	Percent Affordable	Status
Allaire Plat	SF Homes	4	0	4	0%	Master Plan approved
Church Estates	SF Homes	4	0	4	0%	Final Plan approved
Willoughby Plat	SF Homes	4	0	4	0%	Preliminary Plan approved
Forest Lane	SF Homes	5	0	5	0%	Preapplication heard
Whispering Woods	SF Homes	13	0	13	0%	Final Plan approved
Cedar Hill Farm and Woods	SF Homes	17	0	17	0%	Final Plan approved
Frenchtown Place	SF Homes	10	1	11	9%	Final Plan approved
Vistas on the Trail	Condos	37	5	42	12%	Final Plan approved
Frenchtown Highlands	SF Homes	25	4	29	14%	Master Plan approved
Castle Street Cottages	Condos	7	2	9	22%	Final Plan approved
981 Main Street	Condos	3	1	4	25%	Final Plan approved
695 Main Street	Condos	6	2	8	25%	Master Plan approved
32 Exchange Street	Rental Apartments	9	3	12	25%	Preapplication heard
The Imperial	Condos or Apartments	30	10	40	25%	Master Plan approved
Residences at Middleberry	Age-Restricted Condos	32	11	43	26%	Final Plan approved
461 Main Street	Condos	11	4	15	27%	Preliminary Plan approval
Coggeshall Preserve	Condos	9	4	13	31%	Master Plan under appeal
Brookside Terrace	Rental Apartments	0	96	96	100%	Preliminary Plan approved
TOTAL		226	143	369	39%	
AVERAGE		12.6	7.9	20.5	19%	

<http://alindo.maps.arcgis.com/apps/MapTour/index.html?appid=e51fd043e0a143aa859fd174b2200f73>