

Planning Board Agenda
Wednesday January 9, 2019
Swift Community Center
121 Peirce Street
7:00 P.M.

1. For Decision: Master Plan review of a major commercial land development at **5865 Post Road**, being Assessors Map 45-11, Lots 10 and 22. Project site currently contains a commercial enterprise (Anderson Ski and Dive) and a new roughly 6,000 square foot commercial building is now also proposed. Proposed use is a craft brewery. Property is zoned CH, Commercial Highway and is approximately 1.79 acres in size. Property Applicant is John Holmander dba Pilot Properties, LLC and the property is owned by Pilot Properties.

2. For Decision: Preliminary Plan Review of a proposed major land development at **461 Main Street** that calls for 15 new residential units at Map 75, Plat 3, Lot 286 with additional redevelopment of commercial space. The parcel is owned by applicant **East Greenwich Properties, LLC**. The parcel fronts on Main Street, Liberty Street, and Union Street. The property is currently zoned CD-1, Commercial Downtown which provides for both commercial and residential uses. Project appears to propose roughly double the allowable density but if it proceeds as a Comprehensive Permit including 25 percent of all residential units as deed-restricted affordable, any need for formal zoning relief will be negated. Property is located within the downtown historic district.

3. Combined Pre-application and Preliminary Plan review of a two-lot subdivision for David and Samantha O'Neil at **158 Division Street**, being Assessor's Map84, Plat 2, Lot 72. Property is 1.04 acres in size and is zoned R-10 Residential and the result of the action will be one new single family house.

4. Preliminary Plan review of "**Cedar Hill Woods Phase 2**" – a 3 unit minor residential subdivision at the end of Mallard Way, being Assessors Map 21-19, Lots 411 and 412. Projects previously reviewed here included "Cedar Hill Farm" and "Cedar Hill Woods Phase 1." Property is currently vacant and is zoned F-2. Property is approximately 6.99 acres in size. Applicant/Owner is F. Paolino Homes, Inc

5. Minutes: Review and action on the 10/17/18 and 11/7/18 minutes.

Adjourn.

Posted: January 4, 2019