

Planning Board Agenda
Wednesday April 3, 2019
Town Council Chambers - Town Hall
125 Main Street
7:00 P.M.

1. Preliminary Plan Review with required public hearing on a proposed major subdivision at the end of Princess Pine Drive off Taggart Court. Continued from March 20, 2019. Applicant/Owner is GSA Properties, LLC and the project name is now "**Highland Woods.**" Project calls for 25 new lots on the roughly 79 acre parcel located at Map 7, Plat 19, Lots 12 and 156 with five off-site deed-restricted affordable units to be provided per the Town's Inclusionary Zoning code. Proposed project site is at the extreme southwest edge of Town abutting the towns of West Greenwich and Exeter. Property is zoned F-2, Farm with a two acre lot size minimum. In addition to the extension of Princess Pine Drive, two other new roads would be constructed and Tipping Rock Drive would be extended from the north to connect with Princess Pine Drive. **A further continuance to May 15, 2019 is requested.**

2. Pre-application review of a **Major Land Development** submitted by One America Way, LLC. Location is **1950 South County Trail** and Pole 98 on Middle Road, being Assessors Map 53, Plat 11, Lot 42, in an M/LI-O Zone (Light Industrial). Property is about 22 acres in size and the plans call for construction of a 15,000 square foot new office building and an additional roughly 71,000 square feet of new industrial space (in addition to the 72,410 square foot warehouse/manufacturing building already existing). A similar project received Final approval in 2013 but the proposal has been revised and the applicant seeks the Board's input on the new concept.

3. Pre-application Review of a proposed **5-lot minor subdivision** at 1140 Tillinghast Road, being called "Lister Farm." Property is roughly 47 acres known as Assessor's Map 16, Plat 18, Lot 15. Applicant is Shoreline Properties, LLC and the owner is **William B. Pine III.** Proposed project site also has frontage on South Road. Property is zoned F-1, Farm with a one acre lot size minimum. Five new 4-bedroom homes are planned and each would be served by wells and septic systems.

4. Discussion of a proposed zoning ordinance amendment – to accommodate "distilleries" as defined in state law. Not for action. Proposed amendments would include changes to Article II, Definitions, of the Zoning Code, being Section 260-6 of the Town Code and to Table 1 of the East Greenwich Zoning Code – Table of Permitted Uses (last amended 5-9-16 by Ordinance 853). In addition, Section 260-

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20 of the Zoning Code, **Required off-street Parking Spaces** (in Chapter VI, Off-street Parking Regulations) would also be amended.

5. Minutes: The Board is asked to review and approve minutes of the March 20, 2019 meeting.

Adjourn.

Posted: March 29, 2019