

Planning Board Agenda
Wednesday June 19, 2019
Town Council Chambers - Town Hall
125 Main Street
7:00 P.M.

1. **Preliminary Plan** for a Comprehensive Permit project at **32 Exchange Street**; being Assessor's Map 85, Plat 1, Lots 87 and 382 – in an R-6, Residential Zoning District. Proposal is for development of 12 dwelling units. Four units (33%) are proposed to meet the State's definition of "affordable" as required. The site is roughly 20,473 square feet in area and related access, parking, utilities, and landscaping will be provided. **A continuance to the July 17, 2019 meeting is requested.**

2. **Combined Preliminary and Final Plan** for a Major Land Development submitted by **NuGen Capital Management, LLC**. Location is **10 Briggs Drive**, being Assessors Map 36, Plat 16, Lot 36, in an M/LI-O Zone (Light Industrial). Project involves installation of a major roof-top solar energy system which required a special use permit from the Zoning Board of Review (granted April 23, 2019). A 6 megawatt solar facility is planned for the 83 acre site on the west side of South County Trail.

3. Continued from March 20, 2019 and May 15, 2019. **Preliminary Plan Review** with required public hearing on a proposed major subdivision at the end of Princess Pine Drive off Taggart Court. Applicant/Owner is GSA Properties, LLC and the project was previously called "Princess Pines Subdivision," and then "Frenchtown Highlands." 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.

4. Comprehensive Permit / **Preliminary Plan review** with required Public Hearing of the project known as **The Imperial on Greenwich**, being

Assessor's Map 64, Plat 5, Lots 158, and 219 proposed for development by Imperial Investments Inc. on property owned by Joseph Zenga. Project is for 38 units of residential development with ten deed restricted affordable units and all related parking, access, lighting, landscaping and other amenities.

5. Request for Extension: A project known as The Commons at Frenchtown Road has a Master Plan approval that is set to expire July 1, 2019. A one-year extension is by right according to the Rhode Island General Laws Section 45-23-40(g)(1) and such extension has been requested by the applicant Frenchtown Partners, LLC. Property is located at 400 Frenchtown Road being Assessors Map 31 Plat 17 Lot 10.

6. Referral from the Administrative Officer: An Administrative Subdivision petition has been filed and consistent with Section A263-11 (c) of the Land Development and Subdivision Regulations, the project is being referred to the Planning Board as the Permitting Authority for action. Subject property is vacant land on Tillinghast Road known as Assessors Map 21, Plat 19 Lots 37 and 72 and the proposal stems from the Town's desire to gain title to a portion of the subject property for addition to the Town's inventory of permanently protected open space.

Adjourn.

Posted: June 14, 2019