

Planning Board Agenda
Wednesday July 17, 2019
Town Council Chambers - Town Hall
125 Main Street
7:00 P.M.

1. Continued from January 9, 2019 and July 17, 2019 – a further continuance to **September 4, 2019** is requested: **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. Staff supports the request for further continuance with the condition that the new hearing date be re-advertised and re-noticed consistent with Chapter 45-23-40 (d) of the Rhode Island General Laws.

2. **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. Continued from June 19, 2019.

3. Continued from March 20, 2019, May 15, 2019 and June 19, 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. Continued from June 19, 2019.

5. 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 at 1008 **South Road** known as Assessors Map 009, Plat 019 Lot 45 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: July 11, 2019

Any matter listed on this agenda is subject to a decision or vote.
Individuals requesting services for the hearing impaired must notify the Town Clerk's office at (401) 886-8604 via RI Relay #711 (800-745-5555 TTY) or in writing, at least seventy-two (72) hours in advance of the hearing date.