

Planning Board Agenda  
September 5, 2018 – 7:00 P.M.  
Town Council Chambers  
125 Main Street  
East Greenwich, RI

1. Pre-application 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.
2. Pre-application review of a 5 lot minor residential subdivision at the end of Forest Lane, being Assessors Map 19-19, Lots 1 and 2. Two house lots currently exist at **35 and 55 Forest Lane** and the property will be re-configured as five lots. Property is zoned F-2, Farm and is approximately 15.5 acres in size. Owner of record is GDUBON Properties, LLC.
3. Pre-application 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 is owned by Gary Anderson and the Applicant is John Holmander dba Pilot Properties, LLC.
4. “Section 15(c)” review of “Fry Brook Terrace” – a procedural decision is requested regarding consolidation of plan review phases. Project is a 96 unit new residential development at **1470 South County Trail**, being Assessors Map 71-10, Lot 378. Proposal will be reviewed as a Comprehensive Permit for a Major Land Development. Property is a currently vacant 18 acres site zoned PD R-6. Proposal calls for 4 apartment style buildings with a separate freestanding clubhouse. Section 15(c) of the Land Development and Subdivision Review Regulations provides for combining phases of review.

Adjourn

Posted: August 30, 2018