

Planning Board Agenda
November 4, 2015 – 7:00 P.M.
Town Council Chambers
125 Main Street
East Greenwich, RI

1. Recommendation: Zoning Board of Review application of **William J. Ross** for property owned by Thomas P. Hegburg & Linda Keehan for “William J. Ross Inc. Headquarters,” located on a land-locked vacant parcel adjacent to New London Turnpike; being Map 67 A.P. 13 Lot 34 (Zoned MUPD, Mixed Use Planned Development). The Applicant seeks 13 separate Use and Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance. The Applicant proposes to construct a commercial office and warehouse building with 6,000 square feet of gross floor area and storage of construction equipment and landscape material. The Planning Board reviewed the project at the Master Plan stage and granted a conditional approval on September 18, 2014. As part of that approval, however, the Planning Board did not make a specific recommendation to the Zoning Board of Review and has now been asked to do so.
2. Preliminary Plan Review with Public Hearing for **Vikon Properties Corp.** at property known as **Vistas on the Trail**; Located At 1404 South County Trail, Map 71, AP 10, Lot 26 in an R-4 (Dense Residential) Zoning District. Proposal is for development of 17 additional condominium residences in duplex, triplex and quadraplex structures. The site is roughly 8.3 acres and is currently improved with a three-story residential building, club house, pool, parking and related amenities. The development requires no variances or waivers from local land development or zoning regulations. **Continued from 10/21/15. To be continued again to 12/2/15.**
3. Master Plan Review with Public Informational Meeting: **Philip Ryan Homes, LTD** for property owned by Middle Park Enterprises, LLC. The applicant seeks a Pre-Application conference regarding proposed construction of 56 dwelling units on 9.84 acres, being near utility pole 104 on Middle Road; Assessor’s Map52, Plat 11, Lot 499, zoned LI-O, Light Industry-Office. Project requires a Comprehensive Plan amendment and a Change of Zone to PD-R/4 which is a residential planned development zone.
4. Minutes: Approval of the 10/7/15 and 10/16/15 meeting minutes.
5. Planning Board Member Comments: For items not on the agenda and not relating to specific applications.

Adjourn
Posted: October 30, 2015