

Planning Board Agenda
February 8, 2017 – 7:00 P.M.
Town Council Chambers
125 Main Street
East Greenwich, RI

1. Preliminary Plan Review of the **William J Ross, Inc. Headquarters**, at 2550 New London Turnpike, Assessor's Map 67, Plat 13, Lot 34. Proposed is construction of an industrial building with 6,000 square feet of gross floor area, located on a land-locked vacant parcel on 6.0065 acres in a Light Industry Zoning district. Property was previously zoned Farm but the project received a conditioned zone change from the Town Council in January, 2016.
2. Pre-application Discussion: **15 Castle Street**; Assessors Map 85, Plat 1, Lot 118. An existing historic house would be re-located on-site and rehabilitated/converted to a two-family dwelling. Seven additional residential units would be built for a total of 9 units on the roughly 32,000 square foot lot. Project would proceed as a Major Land Development, likely via the Comprehensive Permit approval route. Project is in the historic district and is zoned R-6, Residential.
3. Conceptual Discussion: **34 Liberty Street and 9 Union Street** owned by Gregory Morris and Union Street LLC respectively, being Assessors Map 75, Plat 3, Lots 89 and 88. An existing historic house and two outbuildings currently occupy the site. A developer seeks to demolish the outbuildings and add additional residential units to the property (between 3 and five units on the roughly 16,000 square foot site). Property is zoned R-10 and CD-1 and is in the historic district.
4. Minutes: Approval of the November 2 and 16, 2016 meeting minutes and the December 7, 2016 minutes of the joint meeting with the Cove Commission. Previously reviewed but not approved.
5. Planning Board Member Comments: For items not on the agenda and not relating to specific applications.

Adjourn

Posted: February 3, 2017