

*** A G E N D A ***
PLANNING BOARD—MEETING
TOWN HALL COUNCIL CHAMBERS
Monday, February 8, 2016
7:00 p.m.

CALL TO ORDER

ROLL CALL AND DETERMINATION OF QUORUM

CONSENT AGENDA

Acceptance of Minutes (CA)

January 25, 2016 Regular Meeting

OLD BUSINESS

Minor Development Plan: Construction status, cont.;

“**Roch’s Fresh Food**” -- AP 49, Lot 4-2

--at 865 Victory Highway (access off Arnold Farm Road); Zoning: Highway Business

Redevelopment of old Coca-Cola warehouse and distribution site into Produce warehousing, washing, chopping, and distribution.

Owner /Applicant: Roch’s Fresh Food West Greenwich, Inc. (Ray Roch)

--Status of completion of improvements to site

All Consent Agenda items are listed with a (CA) and are considered routine by the Planning Board and may be enacted by one motion. There will be no separate discussion of these items unless a member of the Planning Board, town official or the applicant, at the time of the consideration of the Consent Agenda items, requests that an item be removed from the Consent Agenda. In this event the item shall be discussed and voted on by the Planning Board in the normal course of the agenda.

The order of agenda items may be changed at the discretion of the Chair.

Any agenda item not introduced by 9:30 p.m. may be rescheduled for the subsequent meeting or a special meeting at the discretion of the Board.

The Town of West Greenwich will provide interpreters for the hearing impaired at any meeting provided a request is received three (3) business days prior to said meeting. An audio tape copy of the minutes will be provided if requested by a vision impaired person at least forty-eight (48) hours in advance of the meeting date.

NEW BUSINESS

Advisory Opinion to the Town Council proposed Zoning District Change

“Dupuis Oil Company” AP 14, Lot 13 at 746 Victory Highway

Current Zoning District: RFR-2; Proposed Zoning District: Highway Business

Owner: Edwin R. Morton, Trustee; Applicant: Dupuis Oil Company (Mark Dupuis)

-Proposed home heating oil and propane distribution center and office

Advisory Opinion to the Zoning Board for Special Use Permit

“Dupuis Oil Company” AP 14, Lot 13 at 746 Victory Highway

Current Zoning District: RFR-2; Proposed Zoning District: Highway Business

Owner: Edwin R. Morton, Trustee; Applicant: Dupuis Oil Company (Mark Dupuis)

-Proposed home heating oil and propane distribution center and office

-SUP for Zoning Matrix Code 152: Petroleum Bulk Storage

Discussion on Possible Off-site location for Affordable Homes

“Cedar Ridge” AP 1, Lot 10-3 off New London Turnpike

-Request for discussion on possibly locating the required affordable units off-site.

Major Land Development Project: Final Plan

“Cedar Ridge” – AP 1, Lot 10-3

--off New London Turnpike: new privately owned roads and condominium dwellings of single, double, and triple unit structures

Zoning: Senior Residential; 13.5% affordability requirement; age restriction to 55 and older

Owner/Applicant: Cedar Ridge West Greenwich, LLC (Michael Kent)

PLANNING PROJECTS AND ADVISORY OPINIONS

Wind Power – Proposed Amendment to Zoning Ordinance

- review of draft ordinance and discussion on policy questions

REPORTS AND SPECIAL ITEMS

COMMENTS BY BOARD MEMBERS

ADJOURNMENT