

*** A G E N D A ***
PLANNING BOARD—MEETING
TOWN HALL COUNCIL CHAMBERS
Monday, May 16, 2016
7:00 p.m.

CALL TO ORDER

ROLL CALL AND DETERMINATION OF QUORUM

CONSENT AGENDA

Acceptance of Minutes (CA)

April 18, 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

Major Commercial Land Development Project: Preliminary Plan

“Truck Stop Improvements”- AP 48, Lots 2-3 & 2-5; AP 49, Lots 2 & 3; and AP 13, Lot 18

-Victory Highway; Zoning: Highway Business

Discussion on application status

Applicant/Owner: TA Operating, LLC (c/o Thomas M. O’Brien, President/CEO)

Major Residential Subdivision: Master Plan Public Informational Meeting

“Sundown Estates” – AP 25, Lot 2

--John Potter Road; Zoning: RFR-2

Proposed subdivision of 7 frontage lots

Applicant/Owner: Sundown Corporation (Michael Primeau)

Minor Commercial Development Project: Preliminary Plan

“Conneaut Industries, New Building”- AP 3, Lot 20

-Hopkins Hill Road; Zoning: Industrial A

Proposed warehouse building for existing textile business

Applicant/Owner: Conneaut Industries (Lance Banfield, President)

Minor Commercial Development: Final Plan

“65 Nooseneck Hill Road” – AP 6, Lot 29

Zoning: Highway Business

--including request for amendment to Preliminary Plan

Applicant/Owners: Thayden & Linda Waltonen

Request for Waiver of Development Plan Review/ Pre-Application Plan

“KREG Properties” – AP 6, Lot 21-2

--39 Nooseneck Hill Road; Zoning: Highway Business

Change of use with multiple commercial units

Applicant/Owner: 39 Nooseneck Hill LLC (Michael Kent)

PLANNING PROJECTS AND ADVISORY OPINIONS

Wind Power – Proposed Amendment to Zoning Ordinance

- review of draft ordinance and discussion on policy questions

-advisory opinion to Town Council

Comprehensive Plan Update

- Discussion (nothing new to report)

Farm Accessory Uses/ Farm Retail Sales Activity - Proposed Amendment to Zoning Ordinance

- review of draft ordinance and discussion

-advisory opinion to Town Council

REPORTS AND SPECIAL ITEMS

COMMENTS BY BOARD MEMBERS

ADJOURNMENT