

*** A G E N D A ***
PLANNING BOARD—MEETING
TOWN HALL COUNCIL CHAMBERS
Monday, July 18, 2016
7:00 p.m.

CALL TO ORDER

ROLL CALL AND DETERMINATION OF QUORUM

CONSENT AGENDA

Acceptance of Minutes (CA)

June 20, 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 (continued from May meeting)

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.

OLD BUSINESS, cont.

Major Commercial Land Development Project: Public Hearing, cont.:

- **Request for Amendment to Master Plan Decision Letter**
- **Request for Waivers**
- **Preliminary Plan Review**

“Truck Stop Improvements”- AP 48, Lot 2-3; AP 49, Lots 2 & 3; and AP 13, Lot 18
-Victory Highway; Zoning: Highway Business
Applicant/Owner: TA Operating, LLC (c/o Thomas M. O’Brien, President/CEO)
-Revised Plan submitted since June meeting

NEW BUSINESS

Major Residential Subdivision: Pre-Application Plan

“Leavitt Major Subdivision” – AP 34, Lot 3-3
-Plain Road; Zoning: RFR-2
Applicant/Owner: Thomas E. Leavitt

Major Residential Subdivision: Combined Master and Preliminary Plan

“Branca Plat” – AP 60, Lot 5-2
-on Hopkins Hill Road; Zoning: RFR-2
-Minor Subdivision with Request for Waiver
Applicant/Owner: Robert T. & Lauren T. Branca
-Vote to combine Master and Preliminary and set Public Hearing Date

PLANNING PROJECTS AND ADVISORY OPINIONS

Comprehensive Plan Update

- Discussion

Amendment to Zoning Ordinance and Comprehensive Plan

- Advisory Opinion to Town Council

Proposed amendment to Remove Exit 7 Special Management District provision
-Set Public Hearing date for proposed amendment to Comprehensive Plan

REPORTS AND SPECIAL ITEMS

COMMENTS BY BOARD MEMBERS

ADJOURNMENT