

Approved March 19, 2018

WEST GREENWICH
PLANNING BOARD MEETING
January 22, 2018

A regular meeting of the West Greenwich Planning Board was held on Monday, January 22, 2018.

Present were: Chairman Brad Ward, Secretary Timothy Regan, William Bryan, Mike Zavalia and David Berry.

Also present were Town Planner David Provonsil and Town Solicitor Amy Goins.

Chairman Ward called the meeting to order at 7:00 p.m.

It was determined there was a quorum.

4. Consent Agenda

Acceptance of Minutes (CA)

Motion to approve the December 18, 2017 Regular Meeting Minutes

Berry - Ward (3-0)

Regan Abstains.

(Bryan entered meeting after vote was taken)

Chairman Ward called for Item 7.a. to be heard at this time.

7. Reports and Special Items

a. Discussion and/or action on a request to provide a letter of support to the Wood – Pawcatuck Watershed Association for their Wild and Scenic Rivers Management Plan

Chairman Ward asks if Board members have any questions or comments.

Zavalia asks when the Board would be able to see an overall report of the project so they would have a better idea of what they would be endorsing.

Chris Grube of the West Greenwich Conservation Commission tells the Board that all information and final plans are on their website and will be brought before the Town Council. They want to work with the Town as much as possible and that the Board is free to change the proposed letter in any way they see fit. There is no specific commitment.

Motion to endorse the letter as specified.

Berry – Ward (5-0)

3. Election of Officers

Motion to maintain current officer positions.

Berry – Bryan (5-0)

6. New Business

a. Residential Compound – PREAPPLICATION; AP 20 – Lot 3, 60 acres on Victory Highway, at Sharpe Street; Richard Coelho, applicant

Nick Pampiano, of Professional Engineer tells the Board they are proposing a 5 lot residential compound. There are two swamps located on the property – one next to Victory Highway and another in the middle of the property. They are planning on developing the north portion leaving the remaining 36 acres for future development. No access from Ambrose Knight Road (private) would be proposed; it is a gravel lane serving 3 houses or so.

Bryan states he believed the applicant had to establish the subdivision initially and then they could follow through with a compound.

Richard Coelho tells the Board that the applicant has no current plans on doing anything with the leftover 36 acres but he wanted to keep the option open for the future.

Chairman Ward states that he does not have a problem with the compound as submitted but would like to give the Town Solicitor the chance to look over the language to see if it would allow the applicant to develop the compound while keeping the option of further development open for the future. He tells the applicant that it might be advantageous to have an indication to show the Board for future development on the extra acreage and he would certainly not be held to any of it.

The Master Plan will establish that the remaining 36 acres cannot be a conventional/major subdivision in the future; Applicant may show up to 2 possible lots, based on Victory Highway frontage.

11. Adjournment

Motion to adjourn
Berry – Ward (5-0)

The meeting was adjourned at 7:47 p.m.
