

**TOWN OF GLOCESTER**

**PLANNING BOARD**

**AGENDA**

**SEPTEMBER 13, 2004**

**This meeting will be held at the Gloucester Town Hall  
1145 Putnam Pike, Chepachet, R.I., beginning at 7:00 p.m.**

**\*NOTICE: No new agenda items will be taken up after 9:00 p.m.**

**Any outstanding agenda items not reached prior to  
9:00 p.m. will be continued to another date.**

**Facilities are accessible to people with disabilities. If you are in need  
of interpreter services for the hearing impaired, please contact the  
Town Planner's Office at (401) 568-9578 or TDD (401) 568-1422 not  
less than 72 hours in advance of the hearing date.**

**I. Call to Order**

**II. Roll Call**

**III. Review Agenda**

**IV. Public Hearing**

**Amendment to the Subdivision Regulations Article VI. Special  
Provisions**

**V. Advisory Opinion to the Zoning Board of Review**

**1. Manuel Simas, applicant, and Manuel A. Simas III et ux Barbara A. and Manuel A. Simas, owners, property located at 1605 Snake Hill Road, further described as Assessor's Plat 12, Lots 73, 93, & 119, in an A-3 zone. Applicant is appealing a decision rendered by the Building Official on July 12, 2004. (ZB-04-22)**

**2. Robert K. Pettee Jr. et ux Linda, owners, property located at 164 Old Snake Hill Road, further described as Assessor's Plat 5, Lot 128, in an A-4 zone. Applicants seek a Special-Use Permit in accordance with Article 2, 2-1, Section 1, sub-section 3, for a commercial stable for horses and a Variance from the minimum 100' setback to property lines for housing of animals. The applicant seeks approval to operate an equine boarding facility and is seeking a variance of 36' from the 100' setback requirement. (ZB-04-23)**

**3. Bruce E. Kut et ux Carol E., applicants and owners, property located at 83 Long Entry Road, further described as Assessor's Plat 16, Lot 101, in an A-4 zone. Applicants seek a Variance from Article 3, District Dimensional Regulations, and Article 8, Section 8-8, Substandard Lots of Record, subsection 2. Applicants seek approval of a 20.33' side yard width for a proposed addition rather than the required 35' side yard width (1971 Zoning, A-2 Zoning District). (ZB-04-24) (Application material encl.)**

**4. Joseph J. Silba et al Kim M. Taylor, applicants and owners, property located at 696 Chestnut Hill Road, further described as**

**Assessor's Plat 12, Lot 76, in an A-3 zone. Applicants seek a Variance from Article 3, District Dimensional Regulations, and Article 8, Section 8-8, Substandard Lots of Record, subsection 2. Applicants seek approval of a 15' side yard width for a proposed addition rather than the required 35' side yard width (1971 Zoning, A-2 Zoning District). (ZB-04-25) (Application material encl.)**

**5. Bruce Vallone, applicant and owner, property located at 25 Lake View Circle, further described as Recorded Plat Chepachet Beach, Lot 4, in an A-3 zone. Applicant seeks a Variance from Article 8, Section 8-8, Substandard Lots of Record, subsection 2. Applicant seeks approval of a 5' 2" side yard depth for an addition rather than the 10' minimum required. (ZB-04-26) (Application material encl.)**

**6. Robert E. Lee et ux Sandra, applicants and owners, property located at 288 Pine Orchard Road, further described as Assessor's Plat 10, Lot 193, in an A-4 zone. Applicants seek a Variance from Article 3, 3-1, 50' Side Yard Width and 100' Rear Yard Depth required in an A-4. Applicants seek approval of a 25' side yard setback and a 50' rear yard setback for a proposed inground pool. (ZB-04-27) (Application material encl.)**

**7. Gregory M. Murray, applicant, and John A. Ventetuolo III et ux Barbara A., owners, property located at 916 Putnam Pike, further described as Assessor's Plat 14, Lot 216, in an R-2 zone. Applicant seeks a Variance in accordance with Article 8, Section 8-5, Change of**

**Use. Applicant seeks approval to increase an existing non-conforming use. (ZB-04-28) (Application material encl.)**

## **VI. Subdivision Applications (New)**

**1. Carol O'Donnell, AP 18, Lots 178, 182, 188 & 189, property located off Sandy Brook Road. Final Minor Subdivision. Request for Final Approval, Set Maintenance Bond and Recommendation to Town Council for Issuance of Building Permits. (Application material encl. 8/27/04 TRC report encl.)**

## **VII. Subdivision Applications (Continued)**

**1. Castle Pointe Development LLC, Ada Drive, AP 12, Lot 58 , Minor Subdivision Consider Schedule to Resume Excavation/Construction**

## **VIII. Technical Review Committee**

**1. John Drury, AP 16, Lots 10 & 148, Administrative Subdivision, property located on Tarkiln Road (8/31/04 TRC report encl.)**

## **IX. Informal (Subdivision Pre-Application)**

**1. Gregg Barney, AP 12, Lot 117, Minor Subdivision, property located on Stone Dam Road. (Application material encl.)**

**2. White Oak Estates, LLC, Raymond and Steven D'Amico, AP 18, Lot 73, Major Subdivision on property located at Elmdale Road & Snake Hill Road. (8/25/04 memo and maps encl.)**

**X. Town Planner Report**

**July 2004 (copies encl.)**

**XI. Open Forum**

**XII. Schedule Planning Board Workshops**

**Consider Agenda Items for September 20th Workshop**

**XIII Other Business**

**Consider Issuing Letters for the 2005/06 Capital Improvement Program (CIP)**

**XIII. Approval of Minutes**

**March 15, 2004 Workshop (copy encl.), April 5, 2004, May 14, 2004 Site Visit (Barry King), May 17 Workshop, July 12, 2004, July 15, 2004, August 2, 2004, August 16, 2004 (copy encl.)**

**XIV. Correspondence**

**8/31 memo from Ray Goff re: RI Army National Guard Proposed Landing Zones**

**8/31/04 memo from Roger Phillips**

**XV. Adjournment**

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