

Revised 2/3/05

TOWN OF GLOCESTER

PLANNING BOARD

AGENDA

FEBRUARY 7, 2005

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. Advisory Opinion to the Zoning Board of Review

1. Daniel Fagan, applicant and owner, property located on Indian Trail, further described as Recorded Plat Sunrise Gardens, Lot 12, in an A-3 zone. Applicant seeks a Special-Use Permit in accordance with Article 2, Section 2, subsection 2, for a single family dwelling with an ISDS located less than 150' from the edge of a pond.

(Continued from 1/3/05) (Application material previously submitted.)

2. Stanley Raso, applicant, property located on Indian Trail, further described as Recorded Plat Sunrise Gardens, Lot 4, in an A-3 zone. Applicant seeks a Special-Use Permit in accordance with Article 2, Section 2, subsection 2, for a single family dwelling with an ISDS located less than 150' from the edge of a pond. (Continued from 1/3/05) (Application material previously submitted.)

3. Brian Smyth, applicant and owner, property located on Indian Trail, further described as Recorded Plat Sunrise Gardens, Lot 13, in an A-3 zone. Applicant seeks a Special-Use Permit in accordance with Article 2, Section 2, subsection 2, for a single family dwelling with an ISDS located less than 150' from the edge of a pond. (Continued from 1/3/05) (Application material previously submitted.)

4. Steven B. DeStefano, Jr., applicant/lessee, and PatLem Associates, owner, property located at 838 Putnam Pike, further described as Assessor's Plat 14, Lot 9A, in a B-2 zone. Applicants seek a Special-Use Permit in accordance with Article 2, Section 7. Service Business, subsection 7, General automotive repair, and Article 2, Section 11. Service Industries, subsection 2, Auto body or paint shop. (Application material encl.)

5. IB Lincoln, Inc., applicant, and Adler Bros. Development, LLC, owner, property located at 812 Putnam Pike, further described as

Assessor's Plat 14, Lot 11, in an A-4 zone. Applicants seek to modify conditions of a previous approval, granted on June 22, 1995, of a Special-Use Permit in accordance with Article 2, Section 13, Accessory Use. (Application material encl.

V. Subdivisions Requiring Additional Approvals

Advisory Opinion to the Zoning Board of Review

1. Roger N. Brochu et al Mark G. Brochu, applicants and owners, property located at 6 Adelaide Road (corner of Adelaide Road and Putnam Pike), further described as Assessor's Plat 10A, Lot 47, and Assessor's Plat 10, Lot 118, in an A-4 zone. Applicants seek a Variance from Article 3, District Dimensional Regulations, 3-1, and Footnote #1 (In no instance shall the distance between side lot lines be less than 100 feet.) and Article 2, Section 1. Agricultural Uses, subsection 3, which requires that animals be housed at least 100' from any property line for a commercial stable. (Application material encl.)

Roger N. Brochu et al Marck G. Brochu, applicants and owners, property located at 6 Adelaide Road (corner of Adelaide Road and Putnam Pike). Application for Administrative Subdivision. (1/27/05 TRC report encl.)

VI. Subdivision Applications (Continued)

VII. Technical Review Committee

1. Claire DiPaolo, applicant/owner, AP 18, Lots 203 & 244, property located at Snake Hill Road and Camelot Way. (1/12/05 TRC report encl.)

VIII. Informal (Subdivision Pre-Application)

1. Joel & Julie Bonoyer, AP 13, Lot 124, property located on Douglas Hook Road.

IX. Town Planner Report

December 2005 (copies encl.)

X. Open Forum

XI. Schedule Planning Board Workshops

Schedule February Workshop

XII Other Business

XIII. Approval of Minutes

**October 4, 2004, October 9, 2004 (Site Visit - Bannon/Warner)
December 6, 2004, December 13, 2004, January 3, 2005, January 10, 2005**

XIV. Correspondence

1. 1/7/05 memo to Scott Alder re: Olney Keach Estates - Bond

Reduction (copy encl.)

2. 1/31/05 memo to Gerald Mosca, Esquire, re: Golden Pond Estates - Bond Release (copy encl.)

3. 1/6/05 memo to Budget Board re: 2006 Budget request for Planning Department (copy encl.)

4. 1/14/05 memo to Town Council re: Every Company Counts Program (copy encl.)

XV. Adjournment