

TOWN OF GLOCESTER

PLANNING BOARD

AGENDA

MAY 2, 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. Public Information Meeting

Carlos Mendes, applicant, Carlos Mendes & Paul Rivard owners, AP 5, Lot 103, property located off Old Snake Hill Road. Master Plan/Major Subdivision. (Application material and 4/25/05 TRC report encl.)

V. Advisory Opinion to the Zoning Board of Review

1. Steven and Lisa DelSesto, applicants and owners, property located on Camelot Way, further described as Recorded Plat Camelot Estates, Lot 2, in an A-4 zone. Owners seek a Special-Use Permit in accordance with Chapter 350, Article II, § 350-11, Table of Use Regulations, Section 2, subsection 2 and subsection 9, AND a Variance from Chapter 350, Article III, § 350-13, Table of Dimensional Regulations, 100' Rear Yard Depth required. Owners seek approval of a single-family dwelling with an ISDS less than 150' from the edge of a pond, lake, river or stream, and an Accessory Family Dwelling Unit, with a 60' rear setback, rather than the required 100' rear setback. (Revised application enclosed, plans previously submitted) (Continued from 4/4/05)

2. Thomas E. Schenck, applicant and owner, property located at 127 Pine Hill Road, further described as Assessor's Plat 5, Lot 176, in an A-4 zone. Owner seeks a Variance from Chapter 350, Article III, § 350-13, Table of Dimensional Regulations, 50' Side Yard Width required. Owner seeks approval of a 21' side yard setback for a mud room and garage addition.(Application material encl.)

3. Thomas Arthur, applicant, and Thomas E. Arthur et ux Rachel, owners, property located at 40 Victory Highway, further described as Assessor's Plat 10A, Lot 33, in an R-2 zone. Applicant seeks a

Variance in accordance with Chapter 350, Article II, § 350-12, Prohibited Uses, Any use not specifically listed or otherwise permitted or allowed by special use permit in a district. Applicant seeks a Variance to conduct day care for dogs. (Application material encl.)

VI. Subdivisions (New)

VII. Technical Review Committee Reports

1. Brian E. Carpenter - Long Realty & Insurance, applicant, James D. Malone and Margaret Seita Malone, owners, AP 9, Lot 223, property located on Pray Hill Road. Final Minor Subdivision. (4/25/05 TRC report encl.)

VIII. Informal (Subdivision Pre-Application)

IX. Town Planner Report

March 2005 (copies encl.)

X. Open Forum

XI. Schedule Planning Board Workshops

Schedule May Workshop

XII. Other Business

Discuss Draft Affordable Housing Strategies - (copy encl.)

XIII. Approval of Minutes

February 14, 2005 Workshop, (copy encl.), March 7, 2005, March 21, 2005 Workshop, April 4, 2005, April 9, 2005 Site Visit (Carlos Mendes) (copy encl.), April 18, 2005 Workshop

XIV. Correspondence

Planning Commissioners Journal (copies encl.)

4/18/05 Letter to Brian Lombardi, from Lou Cadwell, Chair, Wastewater Management Board (copy encl.)

XV. Adjournment

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