

# **TOWN OF GLOCESTER**

## **PLANNING BOARD**

### **AGENDA**

**MARCH 5, 2007**

**7:00 pm**

**This meeting will be held at the Gloucester Town Hall, Council Chambers, 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) 568-6206, Extension 2, 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 (Continued from 2/5/07)**

**White Oak Estates, LLC, AP 18, Lot 328, property located off Snake Hill Road. Application for Major Subdivision, Preliminary Plan submission. (Application material previously submitted, revised plans, revised 2/23/07 TRC report and additional material encl.)**

**V. Public Information Meeting - 8:00 pm**

**Spring Grove Investments, AP 13, Lot 20, property located off Cole Street. Major Subdivision, Master Plan submission. (Application material previously submitted) 2/12/07 Letter from the Chief of Chepachet Fire Department)**

## **VI. Advisory Opinion to the Town Council**

### **1. Community Development Block Grant Application**

**Review and certification of proposed activities to determine compliance with the Gloucester Comprehensive Community Plan.**

### **2. Mobile Home Park License (Expansion)**

**Richard A. Meffert/Robert M. Laughlin, applicants, RLM II, property located on Chopmist Hill Road. (Application material encl. and Chapter 208 from the Code of Ordinance re: Mobile Homes and House Trailers) (Continued from 2/5/07) (Request for continuance to 4/2/07)**

## **VII. Advisory Opinions to Zoning Board of Review**

**1. Gary A. Martinelli et ux Patrice C., applicants and owners, property located at 29 Briarwood Road, further described as Recorded Plat Ramblewoods, Lot 26, in an A-4 zone. Owners seek a Variance from Chapter 350, Article VIII, § 350-65 Substandard lots of record, subsection B. Owners seek a Variance from the required side yard depth for the construction of an addition. (Application material encl.)**

**2. Kevin A. Lavoie et al Mark Bard, applicants and owners, property**

located on Pound Road, further described as Assessor's Plat 14, Lot 99, 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 4, Multifamily structure or apartment house. Owners seek approval of 16 housing units in eight (8) duplex buildings. (Continued from 12/4/06) (Application material previously submitted)

3. Anthony's Building Company, Inc., applicant; Omnipoint Communications, Inc., lessee/co-applicant; and Foster-Glocester Regional School District, owner, property located at 7 Rustic Hill Road, further described as Assessor's Plat 12, Lot 32, in an A-4 zone. Applicants and Owner seek a Special-Use Permit in accordance with Chapter 350, Article II, § 350-11, Table of Use Regulations, Section 12, subsection 13.a. Wireless telecommunications towers in excess of 125 feet, but not to exceed 200 feet, including antenna and associated facilities in accordance with § 350-56, AND Variances from Chapter 350, Article VII, Special Regulations, § 350-56, Wireless communications facilities, G.(1)(a). Applicants and Owner seek approval of a Special-Use Permit for the installation of a 190' tower and Variances for placement of the tower within 400' of a public right of way and within 1000' of a school facility. (Continued from 2/5/07) (Application material previously submitted)

## VIII. Development Plan Review

**1. Anthony's Building Company, Inc., applicant; Omnipoint Communications, Inc., lessee/co-applicant; and Foster-Glocester Regional School District, owner, property located at 7 Rustic Hill Road, further described as Assessor's Plat 12, Lot 32, in an A-4 zone. (Continued from 2/5/07) (Application material previously submitted)**

## **IX. New Subdivisions**

**1. Reservoir Pond Partnership, applicant/owner, AP 19, Lot 94, property located on West Greenville Road. Application for Minor Subdivision, Preliminary Plan submission. (Application material and 2/15/07 TRC report encl.)**

**2. Stephen Sprague, AP 12, Lot 81, property located on Chestnut Hill. Application for Minor Subdivision, Preliminary Plan submission. (Application material and 2/15/07 TRC report encl.)**

## **X. Technical Review Committee Reports**

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

## **XII. Other Business**

**1. 2/21/07 memo from State Representative Nicholas Gorham re: Rural Conservation District  
(Copy encl.)**

## **XIII. Approval of Minutes**

**January 8, 2007 (copy encl.), January 22, 2007 Workshop (copy encl.), February 5, 2007,  
February 12, 2007 (copy encl.)**

**XIV. Town Planner Report**

**February 2007**

**XV. Open Forum**

**XVI. Schedule Planning Board Workshop**

**Schedule March Workshop**

**XVII. Correspondence**

**1. 2/12/07 memo from Ray Goff to Elinor Tetreault, Western RI Home Repair**

**2. 2/15/07 memo from Town of Foster re: David & Lisa Costa**

**XVIII. Adjournment**

**J:\TOWPL\PLANBRD\AGENDAS\2007\030507.wpd**