

Planning Commission Meeting

1670 Flat River Road

Coventry, RI 02816

December 13, 2006

7:00 pm

AGENDA

7:00 Call to Order

Approval of Minutes

October 25, 2006 and November 8, 2006

Correspondence

Letter from John S. Brunero Jr., on behalf of his client, requesting an extension and reaffirmation of Master Plan approval.

“The Falls at Scott Hollow”; ARC Development, LLC

18 Lot Residential Cluster Compound

AP 322, Lots 84 & 88; RR3

Victory Highway (Route 102) & Scott Hollow Road

OLD BUSINESS

Bond Reduction/Site Walk: "Country Acres"; Anthony J. Feole & Stephen M. Marandola

10 Lot Major Subdivision with Street Creation

AP 305, Lot 29; Zone RR5

Mason Way & Stephen Drive

Road Maintenance Bond: \$62,000.00

Preliminary: "The Martira Plat"; Amy Martira

2 Lot Minor Subdivision

AP 324, Lot 108; Zone RR3

Town Farm Road

NEW BUSINESS

PUBLIC HEARINGS - Continued

Development Plan Review: "Mike's Tree Service"; Omnipoint Communications, Inc.

Wireless Communications Facility

AP 27, Lot 112; Zone I-1

15-21 Reservoir Road

Continued to January 17, 2007: Development Plan Review: "Smith Auto"; Omnipoint Communications, Inc.

Wireless Communications Facility

AP 78, Lot 54; Zone R-20

68 Gervais Street

PUBLIC HEARING

Development Plan Review: “St John & Paul Parish”; Reverend Paul Grenon

Renovations & Additions to SS John & Paul Church and Parish Hall

AP 28, Lot 11.1; Zone R-20 and Lot 11.2; Zone R-20

341 South Main Street

OTHER NEW BUSINESS

**Pre-Application/Preliminary: “Phillips Hill Road Minor Subdivision”;
John Ruzzo**

3 Lot Minor Subdivision

AP 318, Lot 204.02; RR3

Phillips Hill Road

**Development Plan Review/Recommendation to Town Council for
Zone**

Change: “Harris Mill”; Rhode Island Construction Service, Inc.

**Mixed Development Consisting of Condos, Retail, Office and
Restaurant Space**

AP 96, Lot 25; Zone I-2

Mill, Main, Harris and Broad Streets

**Comprehensive Permit/Final Plan: “Riverwalk Commons”; Nine Howard Development, LLC Conversion of industrial mill complex into 49 residential condominiums with 25 % affordable housing
AP 96, Lots 15, 18.1 & 18.3; Zone I-2
Intersection of Howard Avenue and Lincoln Avenue**

DISCUSSION

**“Woodland Heights”; Robert Gervasio and Matthew Gervasio
13 Lot Major Subdivision with Street Creation
AP 43, Lot 7 & 8; Zone R-20
Reservoir Road and Kiley Way**

OTHER BUSINESS

Public Works Director

Planning Director Report

Planning Commission issues of interest

Public Comment

ADJOURN

Notice: No new business will be conducted after 10:30 P.M.

Any questions regarding this agenda or Individuals requiring interpreter services for the hearing impaired must notify the Planning Commission Secretary at 822-6246 at least 72 hours in advance of the meeting.