

Planning Commission Meeting

1670 Flat River Road

Coventry, RI 02816

March 28, 2007

7:00 pm

AGENDA

7:00 Call to Order

Approval of Minutes

February 28, 2007

2007 Block Grant Activity Approval

Correspondence

One Year Extension Request on Master Plan: “Stoney Acres”; Brian Bamford

10 lot Major Subdivision with street creation

AP 323, Lots 229 & 240; Zone RR3

Simon Templar Drive and Route 117

One Year Extension Request on Master Plan: “Brookside Center”; Coventry Route 3, LLC

Proposed Residential, Retail, Office, Restaurant Complex

AP 28, Lot 3; Zone PD

Tiogue Avenue

OLD BUSINESS

Bond Setting: “Twin Pines”; Joseph & Karen Fusco

3 Lot Minor Subdivision

AP 43, Lot 11; Zone R-20

Kiley Way

Bond Reduction: “Windy Hill Estates”; The Natick Factor LLC

6 Lot Residential Compound with Street Creation

AP 318, Lots 195.1, 196.1 & 193; Zone RR 2

Phillips Hill Road

Road Maintenance Bond: \$109,000.00

Bond Reduction: “Hawk Crest Estates”; Hawk Crest Properties, LLC

22 Lot Major Cluster Subdivision with Street Creation

AP 25, Lot 14; Zone RR 2

Northup Plat Road

Road Maintenance Bond: \$77,000.00

**Bond Reduction: “Pine Ridge Phase I and II”; W.F.D. and Associates,
L.P. c/o The Picerne Real Estate Group**

69 Lot Major Subdivision with Street Creation

AP 12, Lot 6 and AP 13, Lot 6; Zone R-20

Hopkins Hill Road and extension of Clark Mill Street

Road Maintenance Bond:

Phase 1; 13 lots \$ 227,000.00

Phase 2; 14 lots \$ 201,000.00

\$ 428,000.00

Bond Reduction: “Red Brook Meadow - Phase I, II”; JBFM Properties, LLC

25 Lot Major Cluster Subdivision with street creation

AP 32, Lot 79; Zone R20

Englewood Road, Old North Road and Tiogue Avenue

Road Maintenance Bond:

Phase 1; 8 lots \$ 239,000.00

Phase 2; 16 lots \$ 334,000.00

\$ 573,000.00

Bond Hearing: “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

Road Maintenance Bond: \$36,000.00

Balance is for final 10% plus \$5,000.00 for drainage system issues.

PUBLIC HEARING-Continued

Development Plan Review: “Lakeside Funeral Home”; Robert Iannotti, Jr.

Construction of a Funeral Home

AP 38, Lots 66.1, 66.2 & 65; Zone GB

674 Tiogue Avenue

PUBLIC HEARING

Preliminary: “Centre of New England Phases 6A, 6I, 6J & 6K7”;

Commerce Park Realty, LLC

Modification to Previously Approved Preliminary Plan

AP 6, Lots 3, 3.1, 3.2 & 5; Zone PB

Hopkins Hill Road

NEW BUSINESS

Pre-Application: “Mark’s Nursery, Inc.”; Mark Trosin

Development Plan Review for a Landscape Supply and Garden Center

AP 27, Lot 152; Zone GB-1

Nooseneck Hill Road

Pre-Application: “Fox Hill Farm”; The Greene Co.,

3 Lot Minor Subdivision

AP 308, Lot 35; Zone RR5

Perry Hill Road & Narrow Lane

Pre-Application: “Proposed Drug Store”; Arista Development, LLC

Major Land Development Project for a Proposed Drug Store

AP 29, Lots 25 & 26; Zone GB

AP 29, Lot 27; Zone R-20

Corner Tiogue Avenue and Hopkins Hill Road

DISCUSSION

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.