

Planning Commission Meeting

1670 Flat River Road

Coventry, RI 02816

April 26, 2017

7:00 PM

AGENDA

POSTED: April 20, 2017

7:00 PM Call to Order

Pledge of Allegiance

Approval of Minutes

February 22, 2017

March 15, 2017

March 22, 2017

PRE-APPLICATION/SITWALK

**Pre-Application/Sitewalk: "Rose Plat"; Henry Rose Jr. & Clair Rose
Proposed 3-Lot Minor Subdivision from 1 Existing Lot with 1 Existing
Home**

**AP 316, Lot 89; Zone RR3
106 Camp Westwood Road**

**RECOMMENDATION TO ZONING BOARD PER ARTICLE 16 OF THE
ZONING ORDINANCE**

**Development Plan Review: “Perusek & Alexandre”; Karen Perusek
Proposed Special Use Permit for Dog Training Facility**

**AP 55 Lot 169; Zone RR2
26 Mapledale Street**

**Development Plan Review: “Tellier”; Roland and Christine Tellier
Proposed Special Use Permit for an Addition for an In-Law Apartment
AP 16 Lot 80; Zone R-20
4 Lions Drive**

**Development Plan Review: “Bettencourt”; Joseph Bettencourt
Proposed Special Use Permit for an Addition to Non-conforming
Mobile Home
AP 71 Lot 48; Zone R-20
2 Breezy Lake Drive**

OLD BUSINESS

Pre-Application/Sitewalk: “WED Coventry Seven”; WED Coventry

Seven, LLC c/o Mark Menninger

Proposed Major Land Development for a Solar Project and 1 Dwelling

AP 315, Lot 37.1, 37.5 & 58; Zone RR5

5641 Flat River Road & Carrs Trail

Pre-Application: “Camp Westwood Plat”; Mai Tai Investments, Inc.

Proposed 2-Lot Minor Subdivision from 1 Existing Lot with 1 Existing Home

AP 316, Lot 117; Zone RR3

11 Camp Westwood Road

Pre-Application: “Matteson Road Subdivision”; Denise O’Brien, Trustee of the Norman Marsocci Living Trust.

Proposed 3-Lot Minor Subdivision from 2 Existing Lots

AP 329, Lots 31 & 31.1; Zone RR3

461 & 477 Matteson Road

PUBLIC INFORMATIONAL MEETING-Continued from March 22, 2017

Master Plan: “Crompton Meadows”; Crompton Meadows, LLC

Proposed Comprehensive Permit for 39 4-Plex Buildings Equaling 156 Units/25% Affordable

AP 8, Lot 11.1; Zone R20

E. Greenwich Plat 13, Lot 25

Crompton Road

NEW BUSINESS

PUBLIC HEARING

Preliminary Plan: “River’s Edge Condominiums”; ASCO Group c/o John Assalone

Proposed 19-Single Story 2-Unit Condominiums w/Private Street Creation

AP 53, Lot 26; Zone PUD

1320 Main Street

Preliminary Plan/Recommendation to Zoning: “Barber Street”; S & S, LLC.

2 Lot Proposed Minor Residential Subdivision

AP 37, Lot 20; Zone R20

Barber Street, Carr Street & Lambert Street

Preliminary Plan: “Justin & Jenna Plat”; Justin Richard

Proposed 2-Lot Minor Subdivision

AP 90, Lot 1; Zone RR2

Read School House Road

PUBLIC INFORMATION MEETING

Master Plan: “Lewis Farm Road Solar Project”; Coventry Solar, LLC

Proposed Major Land Development for a Solar Project

AP 314, Lot 75; Zone RR5

52 Railroad Avenue

NEW BUSINESS

Recommendation to Town Council on a Proposed Zoning Ordinance Amendment

New Recommendation Regarding Amendment to Article 16 – Development Plan Review – Section 1630

DISCUSSION

OTHER BUSINESS

Planning Commission Issues of Interest

Planning Director Report

Public Comment

ADJOURN

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

The public is welcome to any meeting of the Town Council or its committees. If communication assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk at (401)822-9173 at least two (2) business days prior to

the meeting.