

*** A G E N D A ***
PLANNING BOARD—MEETING
TOWN HALL COUNCIL CHAMBERS
Monday, November 18, 2013
7:00 p.m.

CALL TO ORDER

ROLL CALL AND DETERMINATION OF QUORUM

CONSENT AGENDA

Acceptance of Minutes (CA)

October 21, 2013 Regular Meeting

OLD BUSINESS

Request for Maintenance Bond Release, cont.

“Carrs Pond Estates” Minor Residential Compound – AP 2, Lots 6 & 12

--off Carrs Pond Road; conditional final approval granted on April 16, 2012; holding \$10,000

Owner/Applicant: Carrs Pond Associates, LLC (Michaels and Steve Kent and Carmine D’Ellena)

All Consent Agenda items are listed with a (CA) and are considered routine by the Planning Board and may be enacted by one motion. There will be no separate discussion of these items unless a member of the Planning Board, town official or the applicant, at the time of the consideration of the Consent Agenda items, requests that an item be removed from the Consent Agenda. In this event the item shall be discussed and voted on by the Planning Board in the normal course of the agenda.

The order of agenda items may be changed at the discretion of the Chair.

Any agenda item not introduced by 9:30 p.m. may be rescheduled for the subsequent meeting or a special meeting at the discretion of the Board.

The Town of West Greenwich will provide interpreters for the hearing impaired at any meeting provided a request is received three (3) business days prior to said meeting. An audio tape copy of the minutes will be provided if requested by a vision impaired person at least forty-eight (48) hours in advance of the meeting date.

Minor Development Plan: Preliminary Plan - Request for extension of deadline to complete

“Roch’s Fresh Food” -- AP 49, Lot 4-2

--at 865 Victory Highway (access off Arnold Farm Road); Zoning: Highway Business
Redevelopment of old Coca-Cola warehouse and distribution site into Produce warehousing, washing, chopping, and distribution.

Owner /Applicant: Roch’s Fresh Food West Greenwich, Inc. (Ray Roch)

--Status of completion of improvements and Request for extension of deadline to complete

Major Residential Subdivision: Pre-application Plan, cont.

“Jack’s Place, Section 2” – AP 28, Lot 25-1

--on Stubble Brook Road: frontage lots proposed (potential for further internal subdivision)

Owner: John Koszela, Jr.; Applicant: Soscia Construction Ltd. (Bruce Soscia)

--Site Visit was held on Tuesday, October 29, 2013

Land Development Plan: Preliminary Plan, cont.

“T & L Waltonen Enterprises, Inc.” -- AP 6, Lot 29

--at 65 Nooseneck Hill Road (corner of Valerie Drive); Zoning: Highway Business

Proposed uses: office, retail landscape materials, small rental equipment, and outdoor product display; request for Mixed use building commercial with one Residential Unit

Owners/Applicant: T & L Waltonen Enterprises (Thayden and Linda Waltonen)

Advisory Opinion to Zoning Board: Special Use Permit

Use Requiring Special Use Permit- Use Code: 525, Retail Hardware & Farm Equipment

“T & L Waltonen Enterprises, Inc.” -- AP 6, Lot 29

--at 65 Nooseneck Hill Road (corner of Valerie Drive); Zoning: Highway Business

Owners/Applicant: T & L Waltonen Enterprises (Thayden and Linda Waltonen)

NEW BUSINESS

Master Plan Public Informational Meeting: Major Residential Subdivision

“St. Joseph's Cemetery” AP 13, Lot 1

--on corner of Nooseneck Hill Road (Route 3) and Wills Swamp Road; Zoning: RFR-2

7 house lots proposed on existing roads

Owner: Catholic Cemeteries, Inc.; Applicant: Catholic Diocese of Providence

Minor Land Development Project: As-Built Plan Review / Final

“Coast to Coast Fulfillment” Expansion of existing building and use--AP 24, Lots 19 & 20

--at 773 Victory Highway; Zoned Highway Business and Industrial A

Applicant/Owner: Coast to Coast Holdings, Inc.

--Request for Certificate of Occupancy; set performance and maintenance bond amounts and conditions for completion of outstanding items with date certain

PLANNING PROJECTS

Village Zoning

REPORTS AND SPECIAL ITEMS

Set 2014 Planning Board meeting schedule

COMMENTS BY BOARD MEMBERS

ADJOURNMENT