

**\* A G E N D A \***  
**PLANNING BOARD—MEETING**  
**TOWN HALL COUNCIL CHAMBERS**  
**Monday, December 16, 2013**  
**7:00 p.m.**

**CALL TO ORDER**

**ROLL CALL AND DETERMINATION OF QUORUM**

**CONSENT AGENDA**

**Acceptance of Minutes (CA)**

November 18, 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)

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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: Construction status, cont.;**  
**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 to site

**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: one residential unit and one commercial unit consisting of office, retail landscape  
materials, small rental equipment, and outdoor product display uses

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

-Planning Board motion on Preliminary Plan failed at November 18, 2013 meeting

-Zoning Board approved Special Use Permit on November 19, 2013)

**NEW BUSINESS**

**Major Residential Subdivision: Master Plan Public Informational Meeting**

“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)

**PLANNING PROJECTS**

Village Zoning

RhodeMap RI- Growth Centers Game

**REPORTS AND SPECIAL ITEMS**

**Election of Planning Board Officers for 2014**

Chairman, Vice Chairman, and Secretary

**COMMENTS BY BOARD MEMBERS**

**ADJOURNMENT**