

**\* A G E N D A \***  
**PLANNING BOARD—MEETING**  
**TOWN HALL COUNCIL CHAMBERS**  
**Monday, March 16, 2015**  
**7:00 p.m.**

**CALL TO ORDER**

**ROLL CALL AND DETERMINATION OF QUORUM**

**CONSENT AGENDA**

**Acceptance of Minutes (CA)**

January 12, 2015 Regular Meeting

February 9, 2015 Regular Meeting (cancelled, all items continued)

**Request for Bond Release and**

**Recommendation to Town Council for road acceptance (CA)**

Hoxsie Farms- off Robin Hollow Rd.

**Minor Residential Subdivision: Preliminary Plan (CA)**

“Sunset Ridge” – AP 38, Portion of Lot 9-2

--on Liberty Hill Road; two new frontage lots

Owner/ Applicant: Kenneth W. & Dori B. Potter

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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.

## **OLD BUSINESS**

### **Amendments to Land Development and Subdivision Regulations- Public Hearing, cont.**

-discussion and vote on proposed amendments

### **Minor Development Plan: Construction status, cont.; and Amendment to Preliminary Plan**

“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 and review of construction schedule

## **NEW BUSINESS**

### **Site Plan for House Lot- Lot Drainage AP 23, Lot 50-5**

Lot 5 within “Regina Estates” Major Residential Subdivision at 122 Regina Drive

--Request to reduce design storm for drainage

Owner/Applicant: MPDR Construction Company, Inc. (Ronald Maggiacomo)

### **Public Hearing:**

### **Major Residential Land Development Project: Preliminary Plan Public Hearing**

“Cedar Ridge” – AP 1, Lot 10-3

--off New London Turnpike: new privately owned roads and condominium dwellings of single, double, and triple unit structures proposed

Zoning: Senior Residential; 13.5% affordability requirement; age restriction to 55 and older

Owner/Applicant: Cedar Ridge West Greenwich, LLC (Michael Kent)

### **Commercial Development Plan- Pre-application stage**

“Diffley & Daughters” – AP 49, Lot 4-7; 33 Arnold Farm Road

Proposed Use: Sanitary Sewage Services

Zoning: Highway Business

Owner: Robert Studley, Jr. & Gary Studley; Applicant: Diffley Land Holdings, LLC

## **PLANNING PROJECTS**

### **Wind Power Ordinance**

-discussion on current information and draft regulations; set a workshop date

### **Comprehensive Plan Update**

-Consider issuing request for qualifications or request for proposals

## **REPORTS AND SPECIAL ITEMS**

### **Correspondence**

Notice of Public Hearing- Town of East Greenwich:

-Proposed Zoning Ordinance and Map Amendment

for applicant William J. Ross for land at EG Map 67, Plat 13, Lot 34  
off New London Turnpike and Division Street

--consider and prepare comments to send to East Greenwich

## **COMMENTS BY BOARD MEMBERS**

## **ADJOURNMENT**