

WESTERLY PLANNING BOARD

REGULAR MEETING

TUESDAY APRIL 17, 2012 – 7:15 P.M.

TOWN COUNCIL CHAMBERS – WESTERLY TOWN HALL

**NO NEW TESTIMONY OR NEW AGENDA ITEMS SHALL COMMENCE
AFTER 10:30 P.M. -- ALL BUSINESS WILL END AT 11:00 P.M.**

A. Call to Order

B. Approval of Minutes

3/20/2012

C. OLD BUSINESS

**1. Public Hearing - Major Land Development – Master & Preliminary
Plan – Auto Zone – 138 Granite**

Street – (Plat 77/ Lot 335)

Item: Demolish 2 Little Fish & Construct new Auto Zone Store

Applicant: Swimming Upstream, LLC

Represented by: George Comoli, Esq. & Nathan Kirschner, PE

**2. Public Hearing - Major Land Development – Master Plan –
Winnapaug Inn (Venice Restaurant)**

Shore Road (Plat 140 / Lots 19, 20, & 21)

Item: Demolition of 2 residential Properties, Construction of Two Hotel Bldgs.

Applicant: Antonio DiMarco

Represented by: Vincent Naccarato, Esq. & Eric Prive, P. E.

3. Decision – Major Land Development – Master Plan –Ocean State RV Resort –

Westerly Road – Plat 63 / Lots 11, 12, 13, 14, & 15

Item: 225 unit RV Resort

Applicant: Exco, LLC, Larry LeBlanc

Represented by: Vincent Naccarato, Esq., Eric Prive, P.E.

4. Public Hearing - Major Land Development – Master & Preliminary Plan – Aqua Star Motel – Post

Road – (Plat 110 / Lot 36)

Item: Reconstruction of portion of motel complex

Applicant:

Represented by: George Comolli, Esq.

5. Public Hearing - Major Land Development – Master & Preliminary Plan – Seacon Phoenix Properties,

LLC. – 50 Airport Road – (Plat 108 / Lot 17)

Item: Addition to existing building

Applicant: Seacon Phoenix Properties

Represented by: William Nardone Esq., and Anthony Nenna P.E.

6. Public Hearing - Major Land Development – Master & Preliminary Plan – Gene Properties – Sandy

Shore Motel – 149 Atlantic Avenue – (Plat 165 / Lot 282)

Item: Restaurant on the Beach

Applicant: Gene Argonese – Gene Properties

Represented by: William Nardone, Esq.

C. New Business

1. Waiver of Development Plan Review - Advisory to Zoning Board – Special Use Permit & Aquifer

Protection Permit - Twin State Laundry, LLC – 231 High Street (Plat 37 / Lot 112)

2. Advisory to Town Council – Zoning Text Amendment – 260-20.A Standard Dimensional Regulations – Building Height

3. Advisory to Town Council – Zoning Text Amendment – 260-86.D(2) Sign Illumination and Motion

D. Reports

Recent Grants

E. Discussion

Change to Aquifer Protection Boundary

F. Adjournment

Planning Board Members: David Panciera (Chairman), Carl Blume (Vice-Chairman), Patricia Douglas (Secretary), Kenneth Sorensen, Alan Scribner, Jack Felber, Robert Clark, vacant (Alternate)