

**WESTERLY PLANNING BOARD**

**REGULAR MEETING**

**TUESDAY MAY 15, 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 Regular Meeting**

**4/17/2012 Regular Meeting**

**C. Sign Permits**

**1. Dusty's – Atlantic Beach Park – 321 Atlantic Avenue – Sign  
Replacement – Misquamicut Beach –**

**(Plat 166/ Lot 1)**

**2. McDonald's - 135 Granite Street – Second Reader Board – (Plat 77 /  
Lot 270)**

**D. 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 & Preliminary Plan – Aqua Star Motel – Post**

**Road – (Plat 110 / Lot 36)**

**Item: Reconstruction of portion of motel complex**

**Applicant:**

**Represented by: George Comolli, Esq.**

**3. 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.**

**4. 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.**

**5. Continued 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.**

**6. Public Hearing – Major Land Development – Master & Preliminary  
Plan – Westerly Power I –**

**68 & 78 White Rock Road – (Plat 16 / Lot 1A & Plat 25 / Lot 6)**

**Item: 5- Acre Solar Farm**

**Applicant: rterra, Town of Westerly**

**Represented by: Vin Naccarato, Esq.**

**7. 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.**

**E. New Business**

**1. 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. Preliminary Plan – 2 Lot Minor Subdivision – Louis B. Cappuccio, Jr. et als – 4 Yosemite Road –**

**(Plat 180 / Lot 19)**

**Item: 2-Lot Minor Subdivision**

**Applicant: Louis Cappuccio, Jr. et als**

**Represented by Tyrel Rhodes, ARM Engineering**

**F. Reports**

**Advisory from Architectural Review Board Regarding Sign Illumination and Motion**

**G. Discussion**

**H. Adjournment**

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