

INFORMATIONAL PURPOSE ONLY:

DATED POSTED: 11-14-13

SCITUATE PLAN COMMISSION –REGULAR MEETING

TUESDAY – NOVEMBER 19, 2013

7:00 P.M.

TOWN COUNCIL CHAMBERS

195 DANIELSON PIKE

NORTH SCITUATE, RI

A G E N D A

I. CALL TO ORDER

**II. MEETING MINUTES OF SEPTEMBER 17, 2013 (NO MEETING HELD
IN OCTOBER)**

III. ADMINISTRATIVE SUBDIVISIONS

**AP 45 – LOTS 50& 61 MERGER OF MOSHIER LOTS ON ROCKLAND
ROAD**

**AP 10 – LOTS 264, 265 & 306 MERGER OF BEAUSEJOUR LOTS ON
HOWARD AVENUE, BUNNY TRAIL**

AP 29 – LOTS 2 & 10 MERGER OF BROWNE LOTS ON HARTFORD PIKE

IV. MASTER PLAN – AMENDED; WOODLAND TERRACE – AP 31 – LOT 34 ON HARTFORD PIKE; AVA PROPERTIES (LOU POLSENO); AFFORDABLE HOUSING PROJECT – 12 CONDOMINIUMS; DISCUSSION AND/ACTION ON AMENDING CONDITIONS OF MASTER PLAN APPROVAL (NOVEMBER 2010), INCLUDING RI D.E.M. VARIANCES ON THE OWTS (SEPTIC SYSTEM).

V. PUBLIC HEARING/FINAL – WOODLAND TERRACE (PENDING RESULTS OF ITEM IV); AP 31 – LOT 34 ON HARTFORD PIKE; AVA PROPERTIES (LOU POLSENO) AFFORDABLE HOUSING PROJECT – 12 CONDOMINIUMS.

VI. ZONING BOARD APPLICATIONS

JAMES LAMOTHE & DEIDRE NEWBOLD, CASE #1120. LOCATION OF PREMISES 400 CARPENTER ROAD, LISTED ON ASSESSOR'S PLAT 49-2 – LOT 9; RR120 UNDER THE ZONING ORDINANCE. REQUEST FOR A SPECIAL USE PERMIT FOR A GUEST HOUSE (TO BE LOCATED IN AN EXISTING, DETACHED GARAGE) UNDER ART. II, SECTION 2.4.

EDWARD & SUZANNE DILLON, CASE #1123. LOCATION OF PREMISES 3 SPRUCE DRIVE, LISTED ON ASSESSOR'S PLAT 10 –

LOT 290; RSW60/80 UNDER THE ZONING ORDINANCE. REQUEST FOR A DIMENSIONAL VARIANCE FOR FRONT YARD SETBACK, REQUESTING 2' (50' REQUIRED). REQUEST FOR A DIMENSIONAL VARIANCE FOR MAXIMUM LOT COVERAGE, REQUESTING 22.4% (15% MAXIMUM ALLOWED). BOTH REQUESTS ARE FOR A SHED.

VII. CORRESPONDENCE

1) LETTERS FROM THE ADMINISTRATIVE OFFICER TO THE ZONING BOARD OF REVIEW REGARDING THE TWO OCTOBER ZONING CASES.

2) AN E-MAIL – SUPREME COURT CALENDAR LISTING AN OCTOBER 29, 2013 HEARING FOR IADEVAIA VS. SCITUATE ZONING BOARD (MS. IZZO)

3) NOTICE FROM THE RI STATE PLANNING COUNCIL CONCERNING PROPOSED RULEMAKING REVISIONS COVERING COMP PLAN REVIEWS, COORDINATION OF STATE AND FEDERAL REGULATIONS, STANDARDS AND OUTDATED RULES.

4) LETTER FROM SCITUATE ANIMAL HOSPITAL ON THEIR PROPOSED EXPANSION

5) LETTER FROM THE NORTH SCITUATE VILLAGE REVIEW COMMITTEE REGARDING ORDINANCE JURISDICTION

6) LETTER FROM RI DIV. OF PLANNING CONCERNING COMP PLAN UPDATES, STATUS FOR SCHEDULING

7) LETTER FROM THE RI WILDLIFE ACTION PLAN (LIAISON), CONSERVATION AND LONG RANGE PLANNING

VIII. ADJOURNMENT

INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE DEAF OR HARD OF HEARING MUST CALL 647-2822 SEVENTY TWO (72) HOURS IN ADVANCE OF SAID HEARING.

TTY #1-800-745-5555.