

**TOWN OF GLOCESTER
PLANNING BOARD AGENDA**

August 1, 2011

7:00 pm

*This meeting will be held at the
Glocester Town Hall, Town Council Chambers ,
1145 Putnam Pike, Chepachet, R.I., beginning at 7:00 p.m.*

***NOTICE: No new agenda items will be taken up after 9:00 p.m. Any outstanding agenda items not reached prior to 9:00 p.m. will be continued to another date.**

Facilities are accessible to people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Town Planner's Office at (401) 568-6206, Extension 2, or TDD (401) 568-1422, not less than 72 hours in advance of the hearing date.

- I. Call to Order**
- II. Roll Call**
- III. Review Agenda**

- IV. New Business**

1. Steven & Paula DeCubellis applicant and owners, AP 13, Lot 68 & 159, property located off Douglas Hook Road and Decubellis Court. Minor Subdivision Preliminary Plan Review (7/24/2011 TRC report enclosed).

2. James Drake, Navigant Credit Union, applicant and Robert M. Derita, et ux Caroline E. Derita owners, property located at 1042 Putnam Pike and Tourtellot Hill Road, further described as Assessor's Plat 10C, Lots 35 and 43 in a R-2 zone.

a. Advisory Opinion to the Town Council

Applicant seeks an advisory opinion regarding a Zoning Map Amendment to re-zone lots 35 and 43 from R-2 (Residential) to B-2 (Highway Commercial) zone.

b. Advisory Opinion to the Zoning Board of Review

Applicant seeks an advisory opinion regarding:

1. A Special Use Permit in accordance with Chapter 350-11 "Table of Use Regulations", Section 7-10 "Drive-In Business" which is allowed by "Special Use Permit" in a B-2 Zoning District.
 2. Article 350-13, Table of Dimensional Regulations, Front Yard Depth, not less than 60 feet to the front parcel line. The applicant proposes to construct the building 59 feet to Tourtellot Hill Road.
 3. Article 350-13, Table of Dimensional Regulations Footnote 2 "In no case shall front yard depth be less than 100 feet from the center line of a road." The applicant proposes to construct the building 69 feet to the center of Tourtellot Hill Road.
 4. Article 350-52 (C), Special Regulations, "No Commercial Structure shall be closer than 100 feet to the nearest Residential Zone" The applicant proposes to construct the building 89 feet to the residential zone (AP10C Lot 31)
 5. Article 350-36, Minimum Requirements, "Each parking space shall have a minimum width of nine feet and a minimum length of 20 feet..." The proposed parking spaces are 9 feet wide with a length of 18 feet.
- (application materials enclosed)

c. Development Plan Review

Applicant seeks Development Plan Review approval of submitted site plan, in accordance with chapter 350-57, of the Gloucester Zoning Codes (7/25/11 TRC report enclosed).

V. Approval of Minutes

April 18th workshop, May 2nd, May 16th workshop, and June 20th, July 11th

VI. Town Planner's Report

June 2011

VII. Schedule Planning Board Workshop

VIII. Adjournment

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