

TOWN OF WEST WARWICK PLANNING BOARD

AGENDA

DATE: September 12, 2005

PLACE: Town Hall, Town Council Chambers

TIME: 5:30 PM

- 1. Minutes of the August 01, 2005 meeting.**

- 2. PUBLIC HEARING. Master Plan Review. Hunter's Reserve. Proposal for construction of 135 condominium units. Applicant: Bradford Sternbach, LLC and Paul and Tammy Faiola. Location: North Pleasant Street, P1, L85, 145 and 529. Zone R 8.**

- 3. PUBLIC HEARING. Preliminary Review. The Cottages at West Glen. Applicant: Horizon Design Services, Inc. Location: 181 Legris Avenue, P14, L164 and P15, L 4. Zone R 7.5 and R 8.**

- 4. Zoning Application 2005-33. Hunter's Reserve. Requesting a Special Use Permit to allow for the removal of the existing single-family dwelling and construct 135 condominium units. Applicant: Bradford Sternbach, LLC and Paul and Tammy Faiola. Location: North Pleasant Street, P1, L85, 145 and 529. Zone R 8.**

5. Site Plan Review. Proposal for construction of a new commercial building. Applicant: Arista Development, LLC. Location: Cowesett Avenue and East Greenwich Avenue Intersection, P9, L13, 14, 15, 17, 18 and 118. Zone R 7.5.

6. Hilltop Phase III. Pre-application/Conceptual Plan Review for the construction of 50 condominium units. Applicant: Patriot Homes Development/Armand Cortelleso. Location: Hilltop Estates Phase III, North of Wakefield Street, P38, L34. Zone R 10.

7. Villella Subdivision, Preliminary Review. Applicant: Tarissa M. Villella. Location: New London Avenue, P16, L11 and 12. Zone R 8.

8. Zoning Application 2005-17. Requesting a variance to allow for relief from Section 8, in order to expand the unit on the left side and construct a 19' x 28' addition. Applicant: Anthony & Annette Angeli. Location: 6 Dairy Farm Drive, P37, L407-319. Zone R 10.

9. Zoning Application 2005-39. Requesting a Special Use Permit to construct 28 condominium units. Applicant: Coastal KJB Builders, Inc. Location: 45 Greene Street, P4, L215 & 335. Zone R 8.

10. Zoning Application 2005-40. Requesting a Special Use Permit to allow for the construction of 30 multi-family condominium units. Applicant: Offshore Development, LLC/Alvira & Bonnie Begos, co-trustees of the Alvira Begos Revocable Trust/Estate of Frank J.

Begos, Jr. Location: Arthur Street, P8, L527-537 and 539-549. Zone R 7.5.

11. Zoning Application 2005-41. Requesting a variance to allow for relief from rear yard setback requirements, in order that a parking structure may be built on the automobile dealership site. Construction of said structure would be within the 30 foot rear yard and will protrude into the rear yard by 13 feet. Applicant: Herb Chambers Companies. Location: 561 Quaker Lane, P29, L386. Zone B.

12. Zoning Application 2005-42. Requesting a variance to allow for a temporary “BMW Pylon Sign” and a permanent freestanding “Nissan Pylon Sign” for an automobile dealership. Applicant: Inskip Management Co./UAG West Bay AM, LLC/Automile Properties, LLC. Location: 885 Quaker Lane, P30, L43. Zone B.

13. Zoning Application 2005-43. Requesting a variance to allow for the construction of a freestanding “Acura Pylon Sign” as well as a variance for a wall sign, proposal is for an “Acura Icon Sign”. Location: 885 Quaker Lane, P30, L42. Zone B.

14. Zoning Application 2005-44. Requesting a Special Use Permit to allow for the construction of 12 multi-family condominium dwellings. Applicant: Calyx Custom Homes, LLC/Clyde Street Limited, LLC. Location: Cowesett Avenue, P13, L658. Zone R 6.

15. Zoning Application 2005-45. Requesting a Special Use Permit to allow for the construction of 62 multi-family condominium dwellings. Applicant: Crompton Road Realty, LLC. Location: Crompton Road, P12, L130, 133 and 764. Zone R-10.

16. Zoning Application 2005-46. Requesting a variance to seek relief from dimensional requirements, to allow for the construction of a deck on the back of the existing house. Applicant: Daniel Lee/Doug Metcalf. Location: 56 Arthur Street, P8, L145. Zone R 6.

17. Discussion: Memo from James J. Geremia & Associates, Inc. regarding the Brookfield Hills Pumping Station Capacity Evaluation.

18. New Business.

19. Public Comment.