

**TOWN OF GLOCESTER
PLANNING BOARD AGENDA
March 8, 2021
7:00 pm**

**PURSUANT TO R.I. EXECUTIVE ORDER #20-05 AND #20-46 EXECUTED BY GOVERNOR
GINA RAIMONDO THIS MEETING WILL BE TELECONFERENCED VIA ZOOM:**

Via Computer: <https://zoom.us/j/92229293018?pwd=aGhOcnRncFJqbGU2N1FqdEkydTcrZz09>

Via Telephone: 833 548 0282 (Toll Free)
877 853 5247 (Toll Free)
888 788 0099 (Toll Free)
833 548 0276 (Toll Free)

Meeting ID: 922 2929 3018

Meeting Password: 714478

AGENDA

I. Call to Order

II. Roll Call

III. Consider, Discuss and Act Upon the Following:

Conceptual Review:

1. **Randall E. Lemieux, applicant and owner**, requests Conceptual Review for a Minor Subdivision for property located at 1435 Snake Hill Road, further described as Assessor's Plat 12, Lot 69 in an A-3 Agricultural-Residential zone. (*Information enclosed*)
2. **Alexander DiChiaro, applicant and Kenneth M. & Jeanine A. Lantini, owners**, request Conceptual Review for a Minor Subdivision for property located at 248 Cranberry Ridge Road, further described as Assessor's Plat 15, Lot 21 in an A-4 Agricultural-Residential zone. (*Information enclosed*)

Advisory Opinion to the Zoning Board of Review:

1. **Stephanie Corsetti, applicant and owner**, property located at 72 Granby Street, further described as Recorded Plat OWL, Lot 2 in an A-3 Agricultural-Residential zone. Applicant/owner seeks Dimensional Variances in accordance with the Gloucester Code, Chapter 350, Article III, §350-13, Table of Dimensional Regulations, Building Coverage and Section 350-66 B - Front Yard Set required on a substandard lot of record. (*Information enclosed*)

Public Information Meeting:

1. **Overlook Ridge, LLC, applicant and Bella Sand, LLC, owner,** requests Master Plan review for a Major Land Development Project for property located on Victory Highway, further described as Assessor's Plat 10, Lot 116 in a Planned District zone. Applicant seeks to construct 18 duplex condominiums for a total of 36 residential units restricted to persons 55 years or older. (*Information enclosed*)

Major Land Development:

1. **Overlook Ridge, LLC, applicant and Bella Sand, LLC, owner,** requests Master Plan review for a Major Land Development Project for property located on Victory Highway, further described as Assessor's Plat 10, Lot 116 in a Planned District zone. Applicant seeks to construct 18 duplex condominiums for a total of 36 residential units restricted to persons 55 years or older. (*Information enclosed*)

Advisory Opinion to the Town Council

1. **Overlook Ridge, LLC, applicant and Bella Sand, LLC, owner,** requests an advisory opinion for a proposed rezoning for property located on Victory Highway, further described as Assessor's Plat 10, Lot 116. The Property is currently a Planned District (commercial uses). Applicant seeks to rezone to a new Planned District to construct 18 duplex condominiums for a total of 36 residential units restricted to persons 55 years or older. (*Information enclosed*)

IV. Other Business

1. Planning Board Designee to the Land Trust

V. Technical Review Committee Report

1. **Karen L. Sherman, Applicant/Owner,** property located at 1265 Snake Hill Road, further described as Assessor's Plat 12, Lots 53 and 53A. Applicant/Owner obtained Final Approval for an Administrative Subdivision. (*TRC enclosed*)

VI. Correspondence

VII. Town Planner's Report

January 2021 (*Copy enclosed*)

VIII. Zoning Board Decisions:

Zoning Board of Review Decision from January 28, 2021 meeting:

1. **Robert Eaton, applicant and Eaton Development Inc., owner,** property located at 9 New Road, further described as Recorded Plat SS, Lot 23 in an A-3 Agricultural-Residential Zone. (*Decision enclosed*)

IX. Approval of Minutes

January 25th, February 8th, February 22nd, (*Copies enclosed*)

X. Open Forum:

XI. Schedule Planning Board Workshop

XII. Adjournment

If communication assistance or any other accommodation to ensure equal participation is needed, please contact the Gloucester Town Clerk's office at 401-568-6206 at least forty-eight (48) hours prior to the meeting.

Date Posted: _____ @ _____

By: _____

INSTRUCTIONS TO ACCESS THE MEETING

Join this Zoom meeting electronically by computer, smartphone or tablet using the instructions below. If you do not have a smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone only.

Testing Computer & Audio Equipment

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment:

<https://support.zoom.us/hc/en-us/articles/115002262083>

Accessing the Zoom Meeting via Computer, Tablet or Smartphone

1. Click on this link to join the meeting:
<https://zoom.us/j/92229293018?pwd=aGhOcnRncFJqbGU2N1FqdEkydTcrZz09>
2. Or go to <https://zoom.us/> and select “Join a Meeting”. Enter Meeting ID: 922 2929 3018 and Meeting Password: 714478.
3. When prompted you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
4. When you enter the meeting room, your device will be muted.
5. You will be able to see Board members and listen to discussion in the Zoom meeting
6. If you would like to speak during the meeting, use the ‘raise your hand’ feature of the Zoom platform to inform the meeting host. The raise hand feature can be accessed by pressing “ALT Y” on your laptop or computer. Speakers will be recognized individually by the meeting host. Once recognized, you will unmute your microphone (generally located in the bottom left corner of your screen) and share your comments. When addressing the Board, please begin by stating your name and address for the record. Please conduct yourself in an orderly and respectful fashion. When you are finished speaking please immediately mute yourself.

Accessing the Meeting by Telephone Only

1. If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
2. Dial any of the following phone numbers to join the meeting: 833 548 0282 (Toll Free), 877 853 5247 (Toll Free), 888 788 0099 (Toll Free), 833 548 0276 (Toll Free).
3. If prompted to enter a Meeting ID, use your phone to dial the following ID: 922 2929 3018
4. If prompted to enter a Meeting Password, use your phone to dial the following password: 714478
5. When you join the meeting, your phone will be muted.
6. If you would like to speak during the meeting, dial *9 to use the ‘raise your hand’ feature of the Zoom platform to inform the meeting host. Speakers will be recognized individually by the meeting host. Once recognized, you will be unmuted by the host and will be able to share your comments. When addressing the Board, please begin by stating your name and address for the record. Please conduct yourself in an orderly and respectful fashion.

Basic Troubleshooting when Speaking

If you have been recognized to speak, but cannot be heard in the Zoom meeting use the following steps to troubleshoot your computer audio, or telephone connection.

1. Ensure your microphone or telephone is unmuted. For users joining the meeting in the virtual meeting room you will find your ‘join with audio’ control in the lower left hand corner of the Zoom meeting screen. For telephone only users, dial *6.

2. If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Leave the meeting and use the toll free numbers provided to join the meeting by telephone using the instructions above.
3. If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you rejoin the meeting and still cannot speak, use the 'chat' function on the Zoom screen to inform the host that you cannot be heard.

Accessing Documents & Site Plans

To access materials discussed during a meeting, please go to <http://www.glocesterri.org/boards-commissions.htm#planning>