

**TOWN OF GLOCESTER
PLANNING BOARD AGENDA-REVISED**

October 18, 2021

7:00 pm

*This meeting will be held at the Gloucester 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.*

The Gloucester Town Hall is accessible to people with disabilities. Individuals requiring interpreter services for the hearing impaired must notify the Town Clerk at (401) 568-6206 not less than 48 hours in advance of the meeting date. Hearing devices are available without notice. TDD# 401-568-1422

A G E N D A

I. Call to Order

II. Roll Call

III. Consider, Discuss and Act Upon the Following:

Minor Subdivision:

1. **Ledges Properties, LLC, owner and Kevin Lavoie, applicant.** Applicant/Owner request Preliminary Plan approval for a Minor Subdivision for property located on Putnam Pike and Reynolds Road, further described as Assessor's Plat 4, Lot 228, in an A-4 Agricultural-Residential zone. *(Additional Information enclosed)*

Public Informational Meeting:

1. **Nathanael Clark, Jamie Clark, Joseph Turcone, Sarah Clark Turcone, Bonnie L. Clark and Bonnie L. Clark Trust, applicants and Bonnie L. Clark Trust, owner.** Applicant requests Master Plan review for a Major Land Development Project for property located at 519C Putnam Pike, further described as Assessor's Plat 17, Lot 12 in an A-4 Agricultural-Residential zone. Applicant seeks to install a medium scale 250KW ground-mounted solar energy system covering 0.72 acres of land. *(Information enclosed)*

Major Land Development:

1. **Nathanael Clark, Jamie Clark, Joseph Turcone, Sarah Clark Turcone, Bonnie L. Clark and Bonnie L. Clark Trust, applicants and Bonnie L. Clark Trust, owner.** Applicant requests Master Plan review for a Major Land Development Project for property located at 519C Putnam Pike, further described as Assessor's Plat 17, Lot 12 in an A-4 Agricultural-Residential zone. Applicant seeks to install a medium scale 250KW ground-mounted solar energy system covering 0.72 acres of land. *(Information enclosed)*

IV. Advisory Opinion to the Zoning Board of Review:

1. **James C. Lykas and Heather L. Lykas, applicants and WWAM Properties, LLC, owner,** property located at 401 Putnam Pike, further described as Assessors' Plat 17, Lot 190, in a B-1 Neighborhood Commercial zone. Applicant seeks a Use Variance and Dimensional Variances to operate a dog daycare with overnight boarding pursuant to Chapter 350-11, Table of Use

Regulations, Section 1 – Agricultural Uses, Subsection 3 – Commercial raising of animals or fowl, commercial stables, kennels for the raising, boarding or sale of dogs, cats, or other furbearing animals, provided they be housed at least 100 feet from any property line on an area not less than five acres (not to include the commercial raising of swine), which is a prohibited use in the B-1 Neighborhood Commercial zone. *(Information enclosed)*

V. Subdivision Regulations

1. Consideration of an amendment of the Town of Gloucester, Rhode Island Subdivision of Land Regulations related to Subdivision Checklists and Required Form of Construction and Improvement Guarantees. *(Information enclosed)*

VI. Other Business

VII. Technical Review Committee Reports:

1. **Carol Wiseman and Eugene Wiseman, applicants and owners**, property located on Lake View Drive, further described as Recorded Plat CVB, Lot B12 and CVB, Lot B-13, in an A-3 zone. Applicants seek to merge these two (2) lots into one (1) lot. Applicants received Final Approval for an Administrative Subdivision. *(TRC enclosed)*
2. **Alex Dichiario, applicant and Kenneth and Jeanine Lantini, owners**, property located at 248 Cranberry Ridge Road, further described as Assessor's Plat 15, Lot 21 in an A-4 Agricultural-Residential zone. Applicant/Owners received Final approval for a Minor Subdivision. *(TRC enclosed)*

VIII. Correspondence:

Letter to Zoning Board of Review from Planning Board *(Letter enclosed)*

IX. Town Planner's Report

September 2021 *(Copy enclosed)*

X. Zoning Board Decisions:

XI. Approval of Minutes:

September 13th *(Copy enclosed)*

XII. Open Forum:

XIII. Schedule Planning Board Workshop:

XIV. 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: _____