

TOWN OF WEST GREENWICH NOTICE OF A PUBLIC HEARING

Notice is hereby given that there will be a Master Plan Review/Public Hearing with regard to a certain Major Land Development Project – Bella View Estates – a 292 Unit Condominium Affordable Housing Project. The Owner/Applicant is Soscia Construction, Ltd. The project is located on Assessor's Plat 28, Lot 25, also known as 99 Stubble Brook Road. The total land area is 108 acres and the project development could cover up to approximately 40 acres. The land is on the south side of Stubble Brook Road, behind house #s 57 to 150. An unimproved entrance to the property is 0.25 miles east of Knight View Drive, near Pole #22.

The purpose of the meeting will be to discuss and/or act upon the Master Plan – Comprehensive Permit Application, at the conclusion of the Public Hearing session. Twenty-five percent of the units will comply with State Affordable Housing standards. The Applicant will also present a request for “Adjustments” – Variances from requirements of the Zoning Ordinance – including, but not necessarily limited to: Multi-Family Use in an RFR-2 zone; A waiver on the requirement to separate domestic and laundry sewage flows, and to provide 1 OWTS for each 20 units; relief from the minimum lot area, where 201 acres are required and 98 acres (buildable) are provided; to provide on-site well water supply rather than a regional supply; to provide 74' and 100' of frontage where 200' is required (this condition is legally non-conforming); an Adjustment from RIGL 45-53-4(1), Procedure for approval of Construction of low or moderate income housing: Density Bonus.

The Hearing is scheduled for a Planning Board Meeting on Monday, February 23, 2026 at 6:00 p.m. in the Louttit Community Room, behind the Louttit Library, 274 Victory Highway, West Greenwich, RI (next door to the Town Hall, 280 Victory Highway). The meeting will be in-person only. Copies of the plans and application data may be examined at the Office of the Town Planner – Town Hall, 280 Victory Highway, West Greenwich, Monday-Friday 9:00 a.m. to 4:00 p.m.

The proposed project may be revised by the Planning Board as a result of further study or because of the views expressed at the meeting.

The Town of West Greenwich will provide interpreter services for the hearing impaired provided a request is received by the Town Clerk's Office at (401) 392-3800 three (3) business days prior to said meeting date.

**By order of the West Greenwich Planning Board
Thomas J. O'Loughlin, Chairman**