

AGENDA
WEST GREENWICH PLANNING BOARD – REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS
280 VICTORY HIGHWAY
MONDAY, APRIL 17, 2023
TIME: 6:00 P.M.

VENUE: IN-PERSON ONLY

- 1. CALL TO ORDER – 6:00 P.M.**
- 2. ROLL CALL AND DETERMINATION OF QUORUM;**
Welcome to new Board Member – Alternate Steven Rossi
- 3. CONSENT AGENDA**
 - a. Acceptance of Minutes (CA) December 19, 2022 Regular Meeting Minutes
 - b. Acceptance of Minutes (CA) January 23, 2023 Regular Meeting Minutes
 - c. Acceptance of Minutes (CA) February 13, 2023 Regular Meeting Minutes
- 4. OLD BUSINESS**
 - a. Hidden Valley Solar – A Major Solar Energy Facility – up to 18.5 MegaWatts AC; AP 60, Lot 2 – off Hopkins Hill Road;
Waiver Request from Preliminary Plan – Submission Checklist: RIDEM Wetlands/RIPDES approval and traffic study
 - b. Leyden Lots on William Nichols No 3; A Major Subdivision of AP 28, Lot 23-1, 6 New Lots;
Request to Combine the Master Plan and Preliminary Plan Submission
- 5. NEW BUSINESS**
 - a. Coast to Coast Warehouse Facility and Adjacent Properties; PRE-APPLICATION, AP 24, Lots 15, 16, 19 & 20 in a Highway Business Zone
 - 739 & 745 Victory Highway: Convert Residential Uses to Commercial
 - 773 Victory Highway: Major Expansion of the Coast to Coast Warehouse
 - 793 Victory Highway: Convert Residential Use to Commercial
- 6. REPORTS AND SPECIAL ITEMS**
 - a. Report from the Town Planner on Administrative-Subdivisions and Approvals
- 7. PLANNING PROJECTS AND ADVISORY OPINIONS**
 - a. Advisory Opinion to the Zoning Board of Review: Regarding a Special Use Permit for Coast to Coast Fulfillment Center to Expand a Warehouse Facility at 773 Victory Highway, AP 24, Lot 19; in a Highway Business Zone
 - b. Advisory Opinion to the Zoning Board of Review: Regarding a Special Use Permit to change the use of 771 Nooseneck Hill Road from an Automotive use to a Tire Store – AP 12, Lot 25; in a Highway Business Zone
 - c. Advisory Opinion to the Zoning Board of Review: Regarding a Dimensional Variance request at 75 Division Street to construct an open deck within a front yard setback – Related to a Proposed Ice Cream Shop – AP 1, Lot 16; in a Highway Business Zone.

8. CORRESPONDENCE – None

9. COMMENTS BY BOARD MEMBERS

10. ADJOURNMENT

All Consent Agenda Items are listed with a (CA) and are considered routine by the Planning Board and may be enacted by one motion. There will be no separate discussion of these items unless a member of the Planning Board, town official, or the applicant, at the time of the consideration of the Consent Agenda items, requests that an item be removed from the Consent Agenda. In this event, the item shall be discussed and voted on by the Planning Board in the normal course of the agenda.

The order of the agenda items may be changed at the discretion of the Chair.

Any Agenda item not introduced by 9:30 p.m. may be rescheduled for the subsequent meeting or a special meeting at the discretion of the Board.

The Town of West Greenwich will provide interpreters for the hearing impaired at any meeting provided a request is received three (3) business days prior to said meeting. An audio tape copy of the minutes will be provided if requested by a vision impaired person at least forty eight (48) hours in advance of the meeting date.