

AGENDA
WEST GREENWICH PLANNING BOARD – REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS
280 VICTORY HIGHWAY
MONDAY, MARCH 18, 2024
TIME: 6:00 P.M.
VENUE: IN-PERSON ONLY

1. CALL TO ORDER – 6:00 P.M.

2. ROLL CALL AND DETERMINATION OF QUORUM

3. CONSENT AGENDA

- a. Acceptance of Minutes (CA) January 22, 2024 Regular Meeting Minutes (tabled from February 12)
- b. Acceptance of Minutes (CA) February 12, 2024 Regular Meeting Minutes

4. OLD BUSINESS – none

5. NEW BUSINESS

- a.1. PUBLIC HEARING: Studley Solar – a Major Solar Energy Facility 9.1 Mega Watts AC – 193 Weaver Hill Road; AP 8, Lot 7-1; Applicant Studley Solar, LLC a.k.a. Reivity Energy of Warwick.
- a.2. Discussion and/or action on a request to postpone the Public Hearing.
Discussion and/or action on rescheduling the Public Hearing to April 15, 2024 at 6:00, which is the next regular meeting of the Planning Board.
- a.3. [Subject to a.2] The applicant has applied for Dimensional Variances related to a Re-Design of the project, including:
 - A request for more than 6 feet of fill;
 - A request to reduce the 200 foot setback to 51 feet, in certain areas
 - A request to reduce the 150 foot no-cut buffer to at least 51 feet(Note that State Law – as of January 1, 2024 – allows the Planning Board to grant Dimensional Variances associated with a Unified Development Review submission.)
- b.1. PUBLIC HEARING: Studley Solar – a Major Solar Energy Facility 9.1 Mega Watts AC – 193 Weaver Hill Road; AP 8, Lot 7-1; Applicant Studley Solar, LLC a.k.a. Reivity Energy of Warwick.

- b.2. Discussion and/or action on a request to postpone the Public Hearing.
Discussion and/or action on rescheduling the Public Hearing to April 15, 2024 at 6:00, which is the next regular meeting of the Planning Board.
- b.3. [Subject to b.2] Unified Development Review of Revised Plans, previously approved on March 28, 2022, including new layout areas; Review, Discussion and/or Action.
The discussion and/or action will include:
 - A request of Waiver from Planning Checklist F-1 Items C.5, C.8 & C.10.
- c. PUBLIC HEARING – followed by discussion and/or action on various Amendments to the Land Development & Subdivision Regulations – pursuant to State laws enacted in 2023; Continued from February 12, 2024.

6. REPORTS AND SPECIAL ITEMS – none

7. PLANNING PROJECTS AND ADVISORY OPINIONS – none

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.