

AGENDA

CHARLESTOWN PLANNING COMMISSION REGULAR MEETING

Wednesday July 22, 2026, at 7:00 p.m.

**Charlestown Town Hall, Council Chambers
4540 South County Trail, Charlestown, RI 02813**

A livestream of this meeting will be available at:

<https://charlestownri.webex.com/charlestownri/j.php?MTID=m02d3315857e4bfa3e3af54a72642ea09>

OR

Dial 1-844-922-4726 Event ID: 2863 562 9546 Password: Ctown4540

DOCUMENTATION AND ATTACHMENTS ARE AVAILABLE FOR REVIEW AT:

<http://www.charlestownri.iqm2.com/Citizens/default.aspx>

- 1. CALL TO ORDER**
- 2. ROLL CALL:**
- 3. PLANNING APPLICATIONS - Discussion and/or potential action and/or vote(s) concerning:**
 - A. Continued: Public Hearing for Narragansett Electric Company, applicant, 1500 Shannock Road (AP 29, lot 2) and Shon Campbell, property owner of 1510 Shannock Road (AP 29, Lot 3-10). Applicant is seeking Unified Development Review for dimensional variance relief from Article VII, Section 218-41 Dimensional Table and 218-37(I)(13) – Dwelling, Two-Family, and administrative subdivision approval. There are two (2) dwelling units existing on Lot 3-10, 1510 Shannock Road, and the proposed application would reduce the lot area for Lot 3-10 from six (6) acres to three (3) acres, a variance from 218-37(I)(13) dimensional standards of three (3) acres.**

The Planning Commission may approve, approve with conditions or deny the proposed administrative subdivision plan, as may be modified by testimony and/or evidence presented throughout the public meeting; or

Continue the public hearing to a date certain to be determined at the meeting.

- B. James M. Toth Living Trust, applicant and property owner of 1195 Shannock Road, and Reginald P., Douglas A., and Patricia A. Webster, applicants and property owners of 1210 Wordens Pond Road. Pre-application discussion for a proposed 2-lot minor subdivision, 1195 Shannock Road and 1210 Wordens Pond Road. AP 27, Lot 71 & AP 27 Lot 70.**

Pre-application discussion for a proposed 3-lot residential compound for AP 27 Lot 71. James M. Toth Living Trust, applicant and property owner of 1195 Shannock Road.

4. ADVISORY OPINION

Discussion and/or potential action and/or votes concerning advisory recommendations to the Charlestown Town Council for amendments to Chapter 218 Zoning:

- A. Ordinance No. 437 – an ordinance amending Chapter 218 – Zoning (Battery Energy Storage Systems and Data Centers)**

5. PLANNING ISSUES AND CONCERNS

- A. Chair Comments**
- B. Planner Comments**
- C. Solicitor Comments**

6. ADJOURNMENT

The above virtual access option is being provided only as a convenience and is not an official “location” where meeting access is guaranteed. The only way to guarantee complete access to the meeting is to attend physically, in-person, at the physical location listed above.