

**New Shoreham Planning Board
Monday, September 14, 2026, 4:00 P.M.
16 Old Town Road, Town Hall
Block Island, RI 02807**

AGENDA

1. **St. Andrews Church Corp. Plat 8, Lot 77.** Fire # 22 Spring Street. *Advisory* to the Zoning Board of Review for an application for a Special Use Permit pursuant to Zoning Ordinance Sections 314(C)(1) and 415(B)(3) for shoreline alterations to slow erosion of the coastal bluff.
2. **32 Dodge Street Block Island OPCO, LLC. Plat 6, Lots 138, 141, 142 and 143.** Pre-Application for a Minor Subdivision, Unified Development Review and for a Variance from Article 3, Section 311(C). Proposed two lot subdivision (yield 1 new lot) and administrative subdivision lot line change
3. **Amendment to Zoning Ordinance.** Review and act on amendment to Zoning Ordinance Recommendation to the Town Council including a finding of consistency with the Comprehensive Plan. (Compliance w/ State Law)
Manufactured Homes
§ 202 Definitions
§ 306, 307, 308, 309, 310, 311, 312, 313, 319, 322, 506
4. **Amendment to Zoning Ordinance.** Review and act on an amendment to the Zoning Ordinance. Recommendation to the Town Council including a finding of consistency with the Comprehensive Plan. (Town Council)
Cannabis Establishment
§ 202, 311, 312, 313, 427
5. **Amendment to Zoning Ordinance.** Review and act on amendment to Zoning Ordinance Recommendation to the Town Council including a finding of consistency with the Comprehensive Plan. (Compliance w/ State Law)
Adaptive Reuse
§ 114 Permitted Uses
§ 306, 307, 308, 309, 310, 311, 312, 313, 319, 322, 502, 520
6. **Amendment to Zoning Ordinance.** Review and act on an amendment to the Zoning Ordinance. Recommendation to the Town Council including a finding of consistency with the Comprehensive Plan. (Compliance w/ State Law)
Modifications
§ 202 Definitions # 135
§ 705 Modifications
7. Approval of minutes

To see supporting documents for this agenda, go to: <https://clerkshq.com/NewShoreham-RI>

The meeting can be watched on YouTube: www.youtube.com/@Town-NewShoreham

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Individuals requesting interpreter services for the deaf and hard of hearing must call 466-3200 forty-eight hours in advance of the meeting date. TTY: 711 posted 9/9/26 JB revised