

AGENDA
WEST GREENWICH PLANNING BOARD – REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS
280 VICTORY HIGHWAY
MONDAY, JUNE 21, 2021
TIME: 6:00 P.M.

In accordance with Governor Raimondo's Executive Order 20-46 (Public Meetings and Public Records Requests), issued on June 12, 2020, as extended, and 21-27 (Amended and Restated Protecting Your Household Order), issued March 19, 2021, the Planning Board will be meeting in person. Attendance by members of the public will not be permitted. Adequate alternative means of public access will be provided by Zoom tele-conference. The call-in number and meeting ID are below. Further instructions are provided below. Corresponding documents will be made available on the Town's website and are available for viewing at the Town Hall during normal business hours.

USE THE LINK BELOW TO JOIN VIA COMPUTER OR MOBILE APP:

<https://us02web.zoom.us/j/6258320186?pwd=YXV5OTg1NFdFQkRCWmpxOWtzOUR0UT09>

JOIN VIA PHONE: 1-646-558-8656 or 1-301-715-8592

US TOLL-FREE: 833-548-0282 or 877-853-5247

WHEN PROMPTED. ENTER MEETING ID: **625 832 0186**

PASSCODE: **002490**

- 1. CALL TO ORDER – 6:00 P.M.**
- 2. ROLL CALL AND DETERMINATION OF QUORUM**
- 3. CONSENT AGENDA**
 - a. Acceptance of Minutes (CA) May 17, 2021 Regular Meeting Minutes**
- 4. OLD BUSINESS**
 - a. Bella View –A Major Residential Development off Stubble Brook Road – AP 28, Lot 25; REQUEST FOR EXTENSION OF MASTER PLAN APPROVAL; REVIEW OF REVISED MASTER PLAN DESIGN – CONCEPTUAL**
- 5. NEW BUSINESS**
 - a. Hidden Valley Solar – Mann property, AP 60 Lot 2 – A Major Solar Energy Facility UP TO 18.5 Mega Watts AC; off Hopkins Hill Road, along the East Greenwich Town Line;**

**PUBLIC INFORMATIONAL MEETING/MASTER PLAN;
Advisory Opinions to the Zoning Board – as may be required; Special Use
Permit; Dimensional Variances.**

- b. Roch's Fresh Foods Market on Arnold Farm Road at Victory Highway – AP 49
Lot 4-3; Public Informational/Master Plan Combined – Preliminary Plan
Submission Public Hearing: Revised Plans for Market – Mixed Use
Development.**

6. REPORTS AND SPECIAL ITEMS – None

7. PLANNING PROJECTS AND ADVISORY OPINIONS

- a. Advisory Opinion to the Zoning Board of Review on A Special Use Permit; 144
Mishnock Road, AP 4 Lots 18, 20 (and 19); proposed change of use from a lace
Mill to a Landscape Contractor Office/Garage/Yard.**

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 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 (48) hours in advance of the meeting date.

Public Access Instructions

The public can join this Zoom meeting electronically by computer, smartphone or tablet using the instructions below. If you do not have a smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone only.

Testing Computer & Audio Equipment

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment: <https://support.zoom.us/hc/en-us/articles/115002262083>

Accessing the Zoom Meeting via Computer, Tablet or Smartphone:

Click on this link to join the

meeting: <https://us02web.zoom.us/j/6258320186?pwd=YXV5OTg1NFdFQkRCWmpxOWtzOUR0UT09>

- When prompted you will be asked to join via computer audio, or telephone. Use of computer audio is recommended; however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- If you would like to speak when public comment is called for, use the 'raise your hand' feature in the Zoom platform. You will be recognized to speak and can share your comments via audio when recognized.

Accessing the Meeting by Telephone Only:

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
- Dial this phone number to join the meeting: **1-646-558-8656 or 1-301-715-8592**
- When prompted to enter the Meeting ID, use your phone to dial the following meeting ID: **625 832 0186**
- When you join the meeting, your phone will be muted.
- If you would like to speak during public comment, dial *9 to 'raise your hand' and you will be recognized to speak. Once recognized to speak, dial *6 to unmute your telephone; and when done speaking *6 to mute yourself.

Basic Troubleshooting when Speaking:

If you have been recognized to speak, but cannot be heard in the Zoom meeting use the following steps to troubleshoot your computer audio, or telephone connection.

- Ensure your microphone or telephone is unmuted. For users joining the meeting in the virtual meeting room you will find your 'mute' control in the lower left hand corner of the Zoom meeting screen. For telephone only users, dial *6.
- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the 'drop-down' menu located beside the 'mute' control on the screen to change your audio connection to telephone. Use the

information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to enter a meeting id after calling the phone number, and a participant ID.

- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you rejoin the meeting and still cannot speak, use the 'Q&A' function on the Zoom screen to inform the host that you cannot be heard.