

Town of Westerly

PLANNING BOARD MEETING

“The vision for the Town of Westerly is to preserve and enhance its quality of life for all generations as a safe, resilient, and compassionate community with a healthy environment, a distinctive heritage, extraordinary cultural and natural resources, a strong, stable, equitable economy, and a responsible and publicly engaged government.”
-Town of Westerly 2020-2040 Comprehensive Community Plan



Tuesday, June 17, 2025 – 6:00 P.M.

Westerly Town Hall | Town Council Chambers

45 Broad Street, Westerly, RI 02891

Please be advised this meeting will be held in-person.

Written public comment can be submitted prior to the meeting by emailing nletendre@westerlyri.gov. If technical difficulties occur, please contact Mike Harris, IT Director, (401) 348-2575. Individuals requesting interpreter services for the hearing-impaired must call (401) 348-2505 in advance of the meeting date. The meeting will be broadcast via livestream on the [Town's Website](#) and PEG RI-TV Channel 18 (Cox)/Channel 29(Verizon) for public viewing only.

AGENDA

A. CALL TO ORDER

B. ROLL CALL AND ATTENDANCE

Chairman: Matthew O'Neil, **Vice Chairman:** Christopher Lawlor, **Secretary:** Andrew Delisio,
Members: Jean Gagnier, Perry Kellogg, James Nicholas, Maurice Devine; **Alternate:** Derek Lombard;
Town Staff: Administrative Officer/Town Planner Nancy Letendre; Minute Taker Chloe Chenot;
Assistant Solicitor for Planning & Zoning: Scott D. Levesque, Esq. of Kelly Souza Parmenter & Resnick, PC

C. APPROVAL OF MINUTES

1. [May 6, 2025](#)

D. CHANGES TO THE AGENDA - Review, discussion, and possible action by the Planning Board on changes to the agenda, such as known continuances and the order in which items will be heard.

E. OLD BUSINESS

1. None

F. NEW BUSINESS

1. [2024-LMIH-03 – Final Plan & Administrative Subdivision – Comprehensive Permit – Habitat for Humanity off Robin Hollow Lane \(Assessor's Map 114-96, Lots 2-11 & 15\)](#)

Review, discussion, and possible action and/or continuation to a future meeting by the Planning Board on a draft motion to approve.

a) [Administrative Officer's Memo](#)

2. [2024-LMIH-05 – Preliminary Plan Review – Comprehensive Permit – 181 & 190 Main Street Residential Conversion \(181 & 190 Main St | Assessor's Map 76, Lots 35 & 42\)](#)

Review, discussion, and possible action and/or continuation of a public hearing to a future meeting by the Planning Board on a Development Plan Review.

a) [Administrative Officer's Memo](#)

b) [Zoning Analysis](#)

3. [2025-UDR-01 – Development Plan Review & Special Use Permit – Royale Dispensary – 140 Franklin Street \(Assessor’s Map 98, Lot 96\)](#)
Review, discussion, and possible action and/or continuation of a public hearing to a future meeting by the Planning Board on a Development Plan Review and a Special Use Permit.
 - a) [Administrative Officer’s Memo](#)
 - b) [Zoning Analysis](#)

G. ADMINISTRATIVE OFFICER’S REPORT

1. [Future Agenda & Monthly Report Matrix](#)
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H. ASSISTANT SOLICITOR FOR PLANNING AND ZONING’S REPORT

I. FUTURE AGENDA ITEMS & BOARD QUESTIONS

J. CONFIRMATION OF QUORUM FOR NEXT MEETING

1. **July 15, 2025, Regular Meeting at 6:00pm** – *Tower Street Community Center; Westerly Marina Redevelopment; etc.*
 2. **August 19, 2025, Regular Meeting at 6:00pm** – *TBD*
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K. ADJOURNMENT
