

**TOWN OF GLOCESTER
PLANNING BOARD AGENDA
April 11, 2022
7:00 pm**

*This meeting will be held at the Gloucester Town Hall, Town Council Chambers,
1145 Putnam Pike, Chepachet, R.I. beginning at 7:00 p.m.*

**NOTICE: No new agenda items will be taken up after 9:00 p.m. Any outstanding agenda items not
reached prior to 9:00 p.m. will be continued to another date.*

The Gloucester Town Hall is accessible to people with disabilities. Individuals requiring interpreter services for the hearing impaired must notify the Town Clerk at (401) 568-6206 not less than 48 hours in advance of the meeting date. Hearing devices are available without notice. TDD# 401-568-1422

A G E N D A

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Consider, Discuss and Act Upon the Following:

Public Hearing:

1. Howard Lane Solar, LLC, applicant and Howard Family Trust, owners.

Applicant requests a major change to the Utility Plan of an approved Major Land Development project to install a large 4 MW ground-mounted solar installation on property located at 97 Howard Lane, further described as Assessor's Plat 18, Lot 164 in an A-4 Agricultural-Residential zone. *(Information enclosed)*

Major Land Development:

1. Howard Lane Solar, LLC, applicant and Howard Family Trust, owners.

Applicant requests a major change to the Utility Plan of an approved Major Land Development project to install a large 4 MW ground-mounted solar installation on property located at 97 Howard Lane, further described as Assessor's Plat 18, Lot 164 in an A-4 Agricultural-Residential zone. *(Information enclosed)*

Public Informational Meeting:

1. Purple Cat Properties, LLC, owner and applicant. Applicant requests Master Plan review for a Major Land Development project for property located at 1-5 Money Hill Road, further described as Assessor's Plat 10A, Lot 45, in a B-1 Neighborhood Commercial zone within the Village Overlay District and the Historic District Overlay. *(Information enclosed)*

Major Land Development:

1. Purple Cat Properties, LLC, owner and applicant. Applicant requests Master Plan review for a Major Land Development project for property located at 1-5 Money Hill Road, further described as Assessor's Plat 10A, Lot 45, in an B-1 Neighborhood Commercial zone within the Village Overlay District and the Historic District Overlay. *(Information enclosed)*

V. **Advisory Opinion to the Zoning Board of Review**

1. **Purple Cat Properties, LLC, applicants and owners**, property located at 1-5 Money Hill Road, further described as Assessor's Plat 10A, Lot 45 in a B-1 (Neighborhood Commercial) Zone within the Historic and Village Overlay Districts. Applicant seeks 10 Dimensional Variances in accordance with the Gloucester Code, Chapter 350, Article III, §350-13, Table of Dimensional Regulations, Section 350-35 Off street parking space requirements, and Section 350-39 Plans, Construction and Landscaping to construct a retail, office and residential mixed-use development in six (6) buildings. *(Application materials enclosed)*

2. **Matthew and Jerika Verrier, applicants and Colby Ventures, LLC, owner**, property located at 138 Tourtellot Hill Rd, further described as Assessor's Plat 14, Lot 43 in an A-4 Agricultural-Residential zone. Applicant seeks a Special Use Permit in accordance with the Gloucester Code, Chapter 350, Article II, §350-11, Table of Use Regulations, Section 1, Agricultural Uses, Subsection 3, commercial raising of animals to establish a Great Dane Breeding program for six (6) dogs. *(Applications materials enclosed)*

3. **Meghan Elaine MacAdams applicant and owner**, property located at 3 Evergreen Road, further described as Recorded Plat SU, Lot 93 in an A-3 Agricultural-Residential zone. Applicant seeks a Dimensional Variance in accordance with Gloucester Code, Chapter 350, Article VIII, §350-66, Substandard lots of record, Subsection (B) Side yard setback. *(Application materials enclosed)*

VI. **Other Business**

VII. **Technical Review Committee Reports:**

1. **Purple Cat Properties, LLC, applicant and owner**, property located on Money Hill Road, further described as Assessor's Plat 10A Lot 45 and AP 10B Lot 2 in a B-1 zone within the Village District and Historic Overlay Districts. Applicant/Owner obtained Final Approval for an Administrative Subdivision. *(TRC enclosed)*

VIII. **Correspondence:**

IX. **Town Planner's Report**

March, 2022 *(Copy enclosed)*

X. **Zoning Board Decisions:**

Zoning Board of Review Decision from February 24, 2022:

1. **Scott & Tara McCabe, applicant and owners**, property located at 40 Lake View Circle, further described as Recorded Plat CB-11 in an A-3 zone. *(Decision enclosed)*

XI. **Approval of Minutes:**

March 14th *(Copy enclosed)*

XII. **Open Forum:**

XIII. **Schedule Planning Board Workshop:**

XIV. **Adjournment:**

If communication assistance or any other accommodation to ensure equal participation is needed, please contact the Gloucester Town Clerk's office at 401-568-6206 at least forty-eight (48) hours prior to the meeting.

Date Posted: _____ @ _____
By: _____