

REVISED

**TOWN OF GLOCESTER  
PLANNING BOARD AGENDA  
December 5, 2023  
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

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**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:**

**Minor Subdivision:**

**Peter F Mathieu, Trustee of the Dahlquist Family Trust, applicant and owner.** Applicant/Owner seeks Preliminary Plan review for a Minor Subdivision for property located at 224 Long Entry Road, further described as Assessor's Plat 16, Lot 141 in an A-4 Agricultural-Residential zone. (*Information enclosed*)

**Advisory Opinion to the Zoning Board of Review:**

**1. Hilltop Gloucester, LLC, applicant and owner,** property located at 0 Putnam Pike, further described as Assessor's Plat 14, Lots 224 & 243 in a B2 Highway Commercial zone. The applicant/owner is seeking a Dimensional Variance in accordance with Gloucester Code Chapter 350, Article III, §350-13, Table of Dimensional Regulations, Front Yard Setback requirements of sixty (60) feet. Applicant is seeking relief of thirty (30) feet for the placement of a proposed Commercial Building to avoid regulated wetland area. (*Information enclosed*)

**2. Purple Cat Properties, LLC, applicant and owner,** property located at 1-5 Money Hill Road, further described as Assessor's Plat 10A, Lot 45 in a B-1 Neighborhood Commercial zone. Applicant/Owner seeks a Dimensional Variance in accordance with Gloucester Code, Chapter 350, Article III, §350-13, Table of Dimensional Regulations, Minimum Side Yard Setbacks **AND** Chapter 350, Article VI, §350-35, Off-Street Parking Space Requirements. Applicant/owner Is seeking relief of nineteen (19) feet from the side yard setback of twenty (20) feet for Building "F" and reduce the required number of parking spaces from 61 to 59. (*Information enclosed*)

**3. Sunrise Associates, LLC, applicant and owner,** property located at 2461 Putnam Pike, further described as Assessor's Plat 1, Lot 12 in a B-2 Highway Commercial zone. Applicant/

owner seeks a Special Use Permit in accordance with Gloucester Code, Chapter 350, Article VII, Special Regulations: 58.1, Cannabis, Subsection A2-Permitted Zones by Special Use Permit. Applicant/owner is seeking to obtain approval to move forward with obtaining a cannabis license from the State of Rhode Island. (*Information enclosed*)

**Advisory Opinion to the Town Council:**

**1. Land Use Code and Zoning Ordinance Revisions (*Information enclosed*)**

**VI. Other Business:**

**Capital Improvement Program (CIP) 2024-2025**

**a. Letter sent to all Town Department Heads and Committee Chairpersons**

**VII. Technical Review Committee Reports:**

**Land Plus LLC, applicant and owner,** property located at 21 Terry Lane, further described as Assessor's Plat 14, Lot 8 in a Neighborhood Commercial Zone. Applicant/owner obtained Final Approval for a Major Subdivision. (*TRC enclosed*)

**VIII. Correspondence:**

**IX. Town Planner's Report:**

**November 2023 (*Copy enclosed*)**

**X. Zoning Board Decisions:**

**XI. Approval of Minutes:**

**November 7<sup>th</sup> (*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: \_\_\_\_\_