



# TOWN OF EXETER, RI

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PLANNING BOARD

675 Ten Rod Road  
Exeter, RI 02822  
Ph: (401) 294-2592

## **EXETER PLANNING BOARD REGULAR MEETING AGENDA**

**WHEN: TUESDAY, NOVEMBER 28, 2023 AT 6:30 P.M.**  
**WHERE: EXETER TOWN HALL, COUNCIL CHAMBERS**  
**675 TEN ROD ROAD, EXETER, RI 02822**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENT**  
*Comments are limited to items not on this agenda. Items not on this agenda will only be heard for informational purposes and cannot be acted upon by the Planning Board unless they are of an emergency nature. (Please note that a 3-minute time limit is permitted per item; a 15-minute maximum time limit is allowed for this agenda item).*
- IV. NEW BUSINESS:**
  - A. Pre-Application Conference-Comprehensive Permit-Major Subdivision: Asa Davis, Applicant and Owner of property located at 0 Ten Rod Road, Exeter, RI; Zoned RU-4 and further designated as Assessor's Plat 36, Block 2, Lot 2; for a proposed pre-application conference for a Comprehensive Permit Major Subdivision in accordance with Title 45, Chapter 53 of the Rhode Island General Laws, also known as the RI Low and Moderate Income Housing Act (as amended), the Exeter Code of Ordinances, and the zoning ordinance, APPENDIX A - ZONING Sec. 1.4.4.E.3(b). The project, referred to as the "Solicity Project," proposes to build 120 housing units, with a minimum of 25% or more housing units being affordable units per R.I.G.L. 42-128-8.1(d)(1), (the actual number of affordable units is yet to be announced). The project would also include a 5MW solar project that will be owned and structured to deliver energy to the residents, and a battery system to deliver stored solar energy during off-peak periods. The development would be located on a private road and serviced by community wells, septic, and geothermal heating. The housing units are proposed to be a mix of single-dwelling units and duplexes, with the final design to be announced. The project will be built and owned by a non-profit organization and will cover an area of 109 acres.**

**V. OLD BUSINESS - PUBLIC HEARING:**

- A. Master Plan and Preliminary Plan-Major Land Development (Combined):** Exquisite Events, Applicant, and Jade Investment Group, LLC, Owner of property located at 0 South County Trail, Exeter, RI; Zoned Business and further designated as Assessor's Plat 71, Block 4, Lot 10. The purpose of the Public Hearing is to meet the requirements of the Exeter Land Development and Subdivision Regulations sections 6.5.1 entitled "Master Plan Review Procedure" and 6.5.2 entitled "Preliminary Plan Review Procedures" for a Major Land Development Project (MLDP). The combined Master Plan and Preliminary Application is seeking construction of a 60' x 150' square foot building for business offices, showroom, with storage and loading areas with waivers that request RIDEM onsite wastewater treatment, RI Pollutant Discharge Elimination System (RIPDES) and RIDEM wetlands approvals be presented at the Final application stage instead of at Preliminary.
- B. Advisory Opinion for suggested revisions for the Town Council Public Hearing on December 4, 2023.**
- C. Review: Draft Comprehensive Plan Elements.**
- D. Continued discussion: Draft Amendments to the Exeter Land Development and Subdivision Regulations to conform with recent Housing, Land Development and Subdivision Laws passed by the Legislature, effective as of January 1, 2024.**

**VI. ADMINISTRATIVE:**

- A. Zoning Board of Review:** (1) Application for a Special Use Permit and (1) Appeal
- B. Approval of Meeting Minutes:** October 24, 2023
- C. Future Meeting:** December 12, 2023 Public Hearing

**VII. ADJOURNMENT:**

The public is welcome to any meeting of the Exeter Planning Board. If communications assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk's Office (295-7500) at least three business days prior to the meeting. Meetings of the Planning Board shall start at 6:30 p.m. and end no later than 9:30 p.m. unless voted on to extend. The Exeter Town Hall is handicapped accessible. Posting information: Secretary of State's Office, Exeter Town Clerk's Office, Exeter Public Library, Exeter Post Office, ClerkBase and the Town of Exeter's website: [www.exeterri.gov](http://www.exeterri.gov). Posted on Wednesday, November 22, 2023.