



TOWN OF EXETER, RI

PLANNING BOARD

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

EXETER PLANNING BOARD REGULAR MEETING – PUBLIC HEARING AGENDA

WHEN: TUESDAY, JANUARY 23, 2024 AT 6:30 P.M.
WHERE: EXETER TOWN HALL, COUNCIL CHAMBERS
675 TEN ROD ROAD, EXETER, RI 02822

I. CALL TO ORDER AND ROLL CALL

II. 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).

III. OLD BUSINESS-PUBLIC HEARING:

- A. Unified Development Review, Special Use Permit Request and Preliminary Minor Land Development Project: Discipline Brewing Co., LLC, Applicant, and DAAR Bishop LLC, Owner of property located at 435 Nooseneck Hill Road, Exeter, RI; Zoned Light Industrial and further designated as Assessor's Plat 33, Block 1, Lot 18; a request for a special use permit under Zoning Ordinance Article II, Section 2.4.1.60 for a proposed change of use to operate a "brewery" within an existing structure.**

IV. OLD BUSINESS:

- A. *Preliminary/Development Plan Review: Rhode Island Grows, LLC, Applicant, and Tim Schartner/Zach Schartner, Owners of property located at One Arnold Place, Exeter, RI; Zoned RU-3 and further designated as Assessor's Plat 52, Block 1, Lot 4, 5 & 6; a request for a proposed Greenhouse Tier III/CEA Facility, with the following list of waivers requested from the Town of Exeter Zoning Ordinance related to the application for Development Plan Review for the Property: §6.3(B) re: Proposed lot merger administrative subdivision; and, § 12.0(B1) re: Lot merger administrative subdivision checklist. *The preliminary DPR Greenhouse Tier III/CEA Facility project preceded the new state law definition of DPR that has recently been changed in 2024.**

V. NEW BUSINESS:

- A. Map Change Request: Asa Davis, Applicant and Owner, property located at 0 Ten Rod Road, Exeter, RI; and 0 Estate Drive, Exeter, RI; Zoned RU-4 and further designated as Assessor's Plat 36, Block 2, Lot 2; a request to the planning board to amend Definitive Plan 4 (Sheet 6) of Map 273 in accordance with Exeter Town Ordinance Appendix B Land development subdivision regulations (LDSR) Section 9.8.B. The request is to update the plan to show the applicant's existing driveway/access starting from the end of the Estate Drive cul-de-sac pavement edge and extending to lot Assessor's Plat 36, Block 2, Lot 2.**

VI. ADMINISTRATIVE:

- A. Zoning Board of Review:** No applications for the February 8, 2024 meeting.
- B. Approval of Meeting Minutes:** December 12, 2023
- C. Communications:**
- D. Planner's Report:** Discussion regarding changes to Planning Office
- E. Solicitor's Report:**
- F. Future Meeting:** Work Session on February 13, 2024

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. Posted on Thursday, January 18, 2024.