



TOWN OF EXETER, RI

PLANNING BOARD

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

EXETER PLANNING BOARD REGULAR MEETING AGENDA

**WHEN: TUESDAY, FEBRUARY 27, 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. NEW BUSINESS:

- A. Development Plan Review: Michael and Jennifer Acton, Applicants and Owners of property located at 740A South County Trail, Exeter, RI; Zoned Business/Planned District and further designated as Assessor's Plat 76, Block 4, Lot 7; seeking a development plan review for the purpose of operating a Bed and Breakfast (short term rental) pursuant to Exeter Code, Appendix A Zoning, 2.4.1.42.**

IV. OLD BUSINESS:

- A. Preliminary Minor-Subdivision: Timothy Gillette, Applicant and Owner of property located at 760A South County Trail, Exeter, RI; Zoned LB-R and further designated as Assessor's Plat 67, Block 1, Lot 7; a request for a minor 3-lot subdivision. The required special use permit was approved by the Zoning Board on 12/14/2023.**
- B. CONTINUED *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.***
- C. Planning Office Improvements: Discuss draft memo from Chair Scott Millar dated January 29, 2024.**

OLD BUSINESS-CONTINUED:

D. Comprehensive Plan Update: Discuss Public Hearing on March 11, 2024

E. Zoning Study Update

V. ADMINISTRATIVE:

A. Zoning Board of Review: (1) application - March 14, 2024.

B. Approval of Meeting Minutes: December 12, 2023, January 3, 2024 CPAC minutes, January 9, 2024 and January 23, 2024.

C. Future Meeting: Joint Public Hearing at Wawaloam School on Monday, March 11, 2024 for the Draft Comprehensive Plan; Planning Board Work Session at Exeter Public Library on Tuesday, March 12, 2024.

VI. 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, February 22, 2024.