



# 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, MARCH 26, 2024 AT 6:30 P.M.  
WHERE: WAWALOAM ELEMENTARY SCHOOL-CAFETERIA  
100 VICTORY HIGHWAY (RT. 102), 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. Pre-application for a 7-lot Minor Subdivision with a New Roadway: 2299 Post Road, LLC Applicant and Owner of property located at 0 Wolf Rock Road, Exeter, RI; Zoned RE-2/Business and further designated as Assessor's Plat 79, Block 2, Lot 5; a request for a 7-lot minor subdivision with a new roadway with consideration for the development to be designed as a traditional subdivision or conservation development that may require waivers under the unified development review procedure.**

**IV. OLD BUSINESS:**

**A. 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.**

**B. Discussion: Comprehensive Plan Next Steps**

**C. Update: Zoning Study**

**V. ADMINISTRATIVE:**

**A. Zoning Board of Review:** (1) application – April 11, 2024

**B. Approval of Meeting Minutes:** February 27, 2024

**C. Future Meeting:** Planning Board Work Session on Tuesday, April 9, 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](http://www.exeterri.gov). Posted on Thursday, March 21, 2024.