

**TOWN OF GLOCESTER
PLANNING BOARD AGENDA
AUGUST 4, 2026
7:00PM**

***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 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

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:

Public Hearing:

1. **Purple Cat Properties, LLC, owner and applicant.** Applicant requests a Major Amendment to a Preliminary Plan for Phase II of a Major Land Development Project for property located at 1 – 5 Money Hill Road, further described as Assessor's Plat 10A, Lot 45, in a B-1 Neighborhood Commercial Zone within the Village Overlay District and the Historic District Overlay. The applicant/owner proposes to alter the uses in the following way:
 1. Building D from two (2) 1,200 square foot office, retail or personal service spaces with two (2) one (1) bedroom apartments above to four (4) one (1) bedroom apartments.
 2. Building E from two (2) 1,200 square foot office, retail or personal services spaces with two (2) one (1) bedroom apartments to four (4) one (1) bedroom apartments.

Major Land Development:

1. **Purple Cat Properties, LLC, owner and applicant.** Applicant requests a Major Amendment to a Preliminary Plan for Phase II of a Major Land Development Project for property located at 1 – 5 Money Hill Road, further described as Assessor's Plat 10A, Lot 45, in a B-1 Neighborhood Commercial Zone within the Village Overlay District and the Historic District Overlay. The applicant/owner proposes to alter the uses in the following way:
 1. Building D from two (2) 1,200 square foot office, retail or personal service spaces with two (2) one (1) bedroom apartments above to four (4) one (1) bedroom apartments.
 2. Building E from two (2) 1,200 square foot office, retail or personal services spaces with two (2) one (1) bedroom apartments to four (4) one (1) bedroom apartments.

Vesting Extension:

1. **J. R. Vinagro Corporation, applicant and owner.** Applicant/Owner requests an additional 1 – year extension of the Master Plan approval for a Major Subdivision and Major Land Development Project located off Putnam Pike, further described as Assessor’s Plat 14, Lots 10, 11, 12, 18, 19 and 20 in a B-2 Highway Commercial and Industrial Zone.

Minor Subdivision:

1. **Bruce E. Barnes, applicant and owner.** Applicant/Owner requests approval for a three (3) lot minor subdivision for property located at 0 Jackson Schoolhouse Rd., further described as Assessor’s Plat 7, Lot 24 in an A-4 Agricultural-Residential Zone.

Advisory Opinion to the Town Council:

Mobile Home Park Request for Expansion/Amendment:

1. **Shana Boyer and Peter Dufresne, applicants and owners.** Applicant/Owners request approval to demolish four (4) existing 1-bedroom cabins and replace them with two (2) new 2-bedroom manufactured homes for property located at 2267 Putnam Pike, Sunset Cove Mobile Home Park, further described as Assessor’s Plat 4, Lot 57 in an A-4 Agricultural-Residential Zone.

Advisory Opinion to the Zoning Board of Review:

1. **Joseph V. DeSarro, Jr., et al Melanie J. Champlin, applicants and owners,** property located at 104 Chopmist Hill Road, further described as Assessor’s Plat 14, Lot 254, in an R-2 (Residential Zone). Applicants/Owners are seeking a Dimensional Variance in accordance with Gloucester Code, Chapter 350, Article III, §350-13, Table of Dimensional Regulations, Side Yard Setback. Applicants/Owners are seeking 25 feet of relief to build a 16’ x 30’ (480 sq. feet) swim spa building 25 feet from the side yard setback.
2. **Keith Castilloveitia, applicant and Chepachet Professional Building, LLC, (Mark Krawiec) owner,** property located at 15 Money Hill Road, further described as Assessor’s Plat 10A, Lot 44 in a B-1 (Neighborhood Commercial) zone located in the Village Overlay District. Applicant is seeking a Use Variance in accordance with Gloucester Code, Chapter 350, Article II, §350-11, Table of Use Regulations, Section 4 – Public & Semi-Public Uses, subsection 8 – Hospital, clinic, or rehabilitative facility (not for mental, alcoholic or drug Treatment) in a B-1 Zone. Applicant is seeking an approval of a Use Variance to operate an Adult Primary Care & Wellness Clinic in the existing professional building.

V. Other Business:

1. Election of Officers

VI. Technical Review Committee Reports

VII. Correspondence:

VIII. Town Planner’s Report:

June & July

IX. Approval of Minutes:

May 5th 2026 (Amended) June 2nd 2026

X. Chairpersons Report:

XI. Open Forum:

XII. Schedule Planning Board Workshop:

XIII. 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: _____