



SMITHFIELD PLANNING BOARD

64 Farnum Pike, Smithfield, RI 02917
(401) 233-1017 – (401) 233-1091
Crepeau Hall 2nd Floor

REGULAR MEETING NOTICE & AGENDA **THURSDAY, SEPTEMBER 25, 2014- 7:30 PM**

ROLL CALL

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

SWEARING IN: Assistant Solicitor, Susan Iannitelli

CONSENT AGENDA

1. **MINUTES:** Discussion and possible action to approve the minutes of the August 28, 2014 Planning Board meeting minutes.

REGULAR AGENDA

NEW BUSINESS

1. **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE COMMUNITY PLAN** *PUBLIC HEARING*

Amendments are being proposed to the Land Use element, specifically the Future Land Use Map, to include changing the designation of Assessor's Plat 29/Lot 66A; Assessor's Plat 30/Lot 20, and Assessor's Plat 35/Lots 13, 21, 22 owned by **Churchill & Banks Properties, LLC. Walter Paterson, and Robert J. Moreau, Jr.** from Commercial (C) to Planned Development (PD).

- **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE ZONING ORDINANCE AND ZONING MAP**

- a. Zoning Ordinance amendments to Article 4, "Use Regulations", Article 5, §5.3.4 "Buffers", §5.4 "Dimensional Regulations", §5.7 "Planned Development" and Article 7 "Off Street Parking and Loading".
- b. Zoning Map Amendment changing the designation of Assessor's Plat 29/Lot 66A; Assessor's Plat 30/Lot 20, and Assessor's Plat 35/Lots 13, 21, 22 from Commercial (C) to Planned Development (PD).

2. **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE COMMUNITY PLAN** *PUBLIC HEARING*

Amendments are being proposed to the Land Use element, specifically the Future Land Use Map, to include changing the designation of a portion of Assessor's Plat 49/Lot 120 owned by **Bryant University** from Low/Medium Density Residential (LMDR) to Planned Development (PD).

- **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE ZONING MAP**

- a. Zoning Map Amendment changing the designation of a portion of Assessor's Plat 49/Lot 120 from Low Density Residential (R-80) to Planned Development (PD).

3. COLWELL ROAD & KRISTEN DRIVE/Calcagni (ID #: 14-012)

Minor Subdivision – Preliminary Plan
AP 47/Lots 58 & 59
17+ Acres/4 Lots/R-80 Zone
Owner/Applicant: Angelo & Lucy Calcagni
Surveyor: Anthony E. Muscatelli, PLS #1718

4. WHIPPLE GLEN (ID #: 14-006)

Minor Subdivision – Preliminary Plan
AP 42/Lot 111
55+ Acres/5 Lots/R-80 Zone
Owner/Applicant: Ronci Investments, LLC.
Surveyor: Anthony E. Muscatelli, PLS #1718

5. DOUGLAS PLACE CONDOMINIUMS (ID #: 14-013)

Major Land Development Project – Pre-application/Concept Review
AP 45/Lot 43A – Harris Road/Limerock Road
29+ Acres/31 Unit Condominium/R-80 and Commercial Zone
Applicant: Anthony Rongione
Owner: A&R One
Engineer: Joseph A. Casali, P.E. #7250

MISCELLANEOUS

1. ELECTION OF OFFICERS

2. COMPREHENSIVE COMMUNITY PLAN UPDATE

[Agenda posted: September 18, 2014](#)

NOTE: The Planning Board will hear no further agenda items after 10:30 PM, at the Planning Board's discretion. All items not covered on the agenda will be placed in the same order on the next Planning Board Agenda.

The public is welcome to any meeting of the Planning Board. If communication assistance (readers/interpreters/captions) or any other accommodation to ensure equal participation is needed, please contact the Smithfield Town Manager's office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.