



SMITHFIELD PLANNING BOARD

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

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

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 September 25, 2014 Planning Board meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **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

NEW BUSINESS

1. **BRYANT UNIVERSITY ACADEMIC INNOVATION CENTER BUILDING ADDITION (ID #: 14-003)**
Major Land Development – Preliminary Plan
AP 49/Lot 125 – Douglas Pike
105 Acres/Planned Development Zone
Applicant/Owner: Bryant University
Engineer: Joseph A. Casali, P.E. #7250

PUBLIC HEARING

2. **THE RESIDENCE AT LIMEROCK (ID #: 14-013)**
Major Land Development Project/Subdivision – Master Plan
AP 45/Lot 43A – Harris Road, Limerock Road and Douglas Pike
30 Unit Condominium Development -22.06 Acres- -Existing Zone: R-80
3 Lot Subdivision -6.02 Acres - Existing Zone: Commercial (C)
Applicant: Anthony Rongione
Owner: A&R One
Engineer: Joseph A. Casali, P.E. #7250

INFORMATIONAL MEETING

- **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 45/Lot 43A from Low/Medium Density Residential (LMDR) to High Density Residential Multi-Family (HDRM).

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

Zoning Map Amendment changing the designation of Assessor's Plat 45/Lot 43A from Low/Medium Density Residential (R-80) to High Density Residential Multi-Family (R-20M) and requests relief from certain provisions of Section 4.3.4 "Buffers" and section 5.10 "Inclusionary Zoning".

MISCELLANEOUS

1. COMPREHENSIVE COMMUNITY PLAN UPDATE

Agenda posted: October 17, 2014

Revised: October 21, 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.