



# SMITHFIELD PLANNING BOARD

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

## **REGULAR MEETING NOTICE & AGENDA** **THURSDAY, APRIL 30, 2015 - 7:30 PM**

### **EMERGENCY EVACUATION AND HEALTH NOTIFICATION**

**SWEARING IN:** Assistant Solicitor, David Ursillo

### **CONSENT AGENDA**

1. **MINUTES:** Discussion and possible action to approve the minutes of the March 26, 2015 Planning Board meeting minutes.

### **REGULAR AGENDA**

#### *OLD BUSINESS*

1. **NONE.**

#### *NEW BUSINESS*

1. **GREENVILLE AVENUE/Smith** (ID #: 14-011) *PUBLIC HEARING*  
Major Subdivision – Preliminary Plan  
AP 5/Lots 27, 28  
2+ Acres/2 Lots/R-20 Zone  
Applicant: Dennis Smith  
Owner: Francis Smith and Robin Levesque  
Surveyor: Nicholas Veltri, PLS #1719
2. **MOWRY FARMS RE-PLAT** (ID #: 14-019) *PUBLIC HEARING*  
Major Subdivision – Preliminary Plan  
AP 49/Lot 249  
31,535 Square Feet/1 Lot/R-80 Zone  
Owner/Applicant: Frank Simonelli  
Surveyor: Richard P. Leddy, PLS #1940
3. **THE GEORGE WASHINGTON** (ID #: 15-004) *INFORMATIONAL MEETING*  
Major Land Development Project– Master Plan  
AP 48/Lot 31, Unit #1 – George Washington Highway  
264 Unit Apartment Complex, 56 Affordable Housing Units, 20,000 Sq. Ft. Commercial, 10,000 Sq. Ft. Office  
28+ Acres - Existing Zone: Highway Commercial (HC)  
Applicant: GW Properties, LLC  
Owner: JA Smithfield Investment Realty, LLC  
Engineer: Brandon D. Carr, PE #9801

- **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 48/Lot 31, Unit #1 from Highway Commercial (HC) to Planned Development (PD).

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

Zoning Map Amendment request changing the designation of Assessor's Plat 48/Lot 31, Unit #1 from Highway Commercial (HC) to Planned Development (PD). Zoning Ordinance Amendments are being proposed to Article 4, "Use Regulations" and for exemption from the following provisions of Article 5, Section 5.7.1 B, C, D, E, F, G, H, I, J, M, N, R, S, T, U, and V. Additional amendments are being proposed to: Dimensional and Density Standards; Supplemental Dimensional Standards; Traffic Studies; Off-site Traffic Improvements; Parking; Landscaping; Buffers; Retaining Walls; Signage; Stormwater Management; RIDEM Approval; Blasting; an Impact Fees.

4. **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 18 and Assessor's Plat 46/Lots 71, 72, 73, 74, and 76 from Planned Corporate (PC) to Planned Development (PD).

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

Zoning Map Amendment changing the designation of Assessor's Plat 45/Lot 18 and Assessor's Plat 46/Lots 71, 72, 73, 74, and 76 from Planned Corporate (PC) to Planned Development (PD) and requesting the limitations, conditions, and restrictions detailed in the following new or amended sections of the Ordinance: Purpose; Intent; Conformity to Comprehensive Plan; Procedure for Approval; Permitted Uses; Maximum Floor Area for Individual Uses (Per Building); Buffers; Parking Requirements; Architectural Standards; Performance Standards (Dimensional Lot Standards); Supplemental Dimensional Standards; Signs; Circulation Standards; Outdoor Lighting, and Stormwater Management.

*MISCELLANEOUS*

1. **COMPREHENSIVE COMMUNITY PLAN UPDATE**

2. **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE ZONING ORDINANCE; ARTICLE 5.10 INCLUSIONARY ZONING**

**[Agenda posted: April 23, 2015](#)**

**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.