



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, NOVEMBER 17, 2016 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the minutes of the October 20, 2016 Planning Board meeting.

REGULAR AGENDA

OLD BUSINESS

1. **NONE.**

NEW BUSINESS

1. **DEAN ESTATES AFFORDABLE CONDOMINIUM (ID#: 16-016)**

PUBLIC HEARING

Comprehensive Permit/Preliminary Plan
AP 42/Lots 227, 228, 229
6+ Acres/31 Units/R-80 Zone
Applicant/Owner: Ridge Property, LLC.
Engineer: Joseph A. Casali, P.E. #7250

- a. **Consider and act upon requested waivers of certain provisions of the Land Development and Subdivision Regulations including: Section V, Design Standards, Article C. (2) Street Intersections; Article C. (5) Street Widths; Article C. (7) Center Lines on Horizontal Curve; Section III, Article G, 1. Submission Requirements b. and R.I.G.L. 45-23-41 (2) that requires all permits required by state or federal agencies and public utility approvals to be submitted with the Preliminary Plan submission.**

- b. **Preliminary Plan review**

2. **WHIPPLE ROAD/Ronci (ID #: 16-018)**

PUBLIC HEARING

Major Subdivision – Preliminary Plan
AP 42/Lot 11
35+ Acres/3 Lots/R-80 Zone
Owner/Applicant: Ronci Investments, LLC.
Professional Land Surveyor: Anthony E. Muscatelli, PLS #1718

3. **BAYBERRY ROAD/Lariviere (ID#: 16-006)**

PUBLIC HEARING

Major Subdivision/Preliminary Plan
AP 50/Lot 104
14+ Acres/2 Lots/R-200 Zone
Applicant/Owner: Eric Lariviere
Professional Land Surveyor: Anthony Muscatelli, PLS #1718

MISCELLANEOUS

1. **BURLINGAME ESTATES SUBDIVISION**
Bond Reduction Request

NOTE: The Planning Board will hear no further agenda items after 10:00 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.