



# 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, JUNE 21, 2018 - 7:00 PM**

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

#### **CONSENT AGENDA**

1. **MINUTES**: Discuss and approve May 17, 2018 meeting minutes.

#### **REGULAR AGENDA**

##### *OLD BUSINESS*

1. **THE GILDA POIRIER TRUST (ID#: 18-001)**

Minor Subdivision- Preliminary Plan & Recommendation on Required Dimensional Relief  
AP 24/Lot 84 – 24-30 Farnum Pike  
1.6 Acres - 3 Lots- Zoning R-20  
Applicants/Owner: The Gilda Poirier Trust  
Surveyor: Peter Cipolla, Jr. PLS #16801.

- a. Review and discuss the proposed submission with the project proponent.
- b. The Board may approve the Preliminary Plan as submitted, approve with changes and/or conditions, deny the application, or continue the meeting to a future date.
- c. The Board may make a recommendation to the Zoning Board of Review on required dimensional relief.

2. **LOG ROAD SOLAR (ID#: 18-006) (Continued from May 17, 2018)**

Major Land Development – Master Plan Review and Recommendation to Zoning Board on Application for Special Use Permit  
AP 50/Lot 29 - 512 Log Road - 149 Acre Lot - R-200 Zone  
Ground Mounted Solar System - 21.5 Acres  
Applicant: ISM Solar Development, LLC  
Owner: Daniel T. Coolong, Et. Ux.

- a. The Board will consider a continuation of the Master Plan review pending a site visit.

##### *NEW BUSINESS*

1. **GABEL - (ID#: 18-005)**

Minor Subdivision – Master Plan Review  
AP 43/Lot 18 – Cedar Swamp Road  
12.21 Acres - 2 Lots – Commercial & R-80 Zone  
Applicants/Owner: Greg Gabel  
Surveyor: Anthony E. Muscatelli, P.L.S. #1718

- a. Review and discuss the proposed submission with the project proponent.
- b. Receive input from the public on the proposed submission.
- c. The Board may approve the Master Plan as submitted, approve with changes and/or conditions, deny the application, or continue the meeting to a future date.
- d. The Board may make a recommendation to the Zoning Board of Review on the required special Use Permit.

**2. MOWRY HILL COMMONS (ID#: 18-007)**

Major Land Development – Master Plan Review and Recommendation to the Town Council on a Proposed Zone Change from R-80 to Planned Corporate/Economic Growth Overlay (EGO) district and Recommendation to the Zoning Board on required dimensional relief.

AP 46/Lot 63 – 150 George Washington Highway

2.21 Acres - R-80 Zone

Applicants/Owner: Blue Water Realty, LLC

Engineer: Joseph A. Casali, P.E. #7250

- a. Review and discuss the proposed submission with the project proponent.
- b. Receive input from the public on the proposed submission.
- c. The Board may approve the Master Plan as submitted, approve with changes and/or conditions, deny the application, or continue the meeting to a future date.
- d. The Board may make a recommendation Town Council on a proposed zone change.
- e. The Board may make a recommendation to the Zoning Board of Review on required dimensional relief.

**3. MATTBRO ESTATES - (ID#: 18-008)**

Minor Subdivision – Preliminary Plan Review

AP 47/Lot 78 – 150 Swan Road

20 Acres - 5 Lots – R-80 Zone

Applicant: Pasquale A. Matteo

Owner: Peter A. Matteo

Surveyor: Anthony E. Muscatelli, P.L.S. #1718

- a. Review and discuss the proposed submission with the project proponent.
- b. The Board may approve the Preliminary Plan as submitted, approve with changes and/or conditions, deny the application, or continue the meeting to a future date.

*MISCELLANEOUS*

**1. ELECTION OF OFFICERS**

**[Agenda posted: June 15, 2018](#)**

**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.