



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, JULY 19, 2018 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve June 21, 2018 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **LOG ROAD SOLAR - (ID#: 18-006) (Continued from June 21, 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.
2. **GABEL - (ID#: 18-005) (Continued from June 21, 2018)**
Minor Subdivision – Master Plan Review
AP 43/Lot 18 – Cedar Swamp Road
12.21 Acres - 2 Lots – Commercial & R-80 Zone
Applicant/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.
3. **MOWRY HILL COMMONS - (ID#: 18-007) (Continued from June 21, 2018)**
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
Applicant/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.

NEW BUSINESS

1. RICHARD LEVESQUE - (ID#: 17-012)

Minor Subdivision – Preliminary Plan Review
 AP 50/Lot 15 – Tarkiln Road & Bayberry Road
 50 Acres/3 Lots/R-200 Zone
 Applicant: Richard Levesque
 Owner: Karolyn Levesque
 Surveyor: Marc N. Nyberg, P.L.S. #1797

- 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. BLUE FEATHER TRAIL (ID#: 18-009)

Minor Subdivision – Preliminary Plan Review
 AP 12/Lot 7 – 4 Blue Feather Trail
 3.4 ± Acres/2 Lots/R-20 Zone
 Applicant: Peter Lawrence
 Owner: BACA Realty, LLC
 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.

Agenda posted: July 16, 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.