



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, AUGUST 16, 2018 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve July 19, 2018 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **LOG ROAD SOLAR - (ID#: 18-006) (Continued from July 19, 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 and act upon a continuation of the Master Plan review pending a site visit.

2. **MOWRY HILL COMMONS - (ID#: 18-007) (Continued from July 19, 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.

3. **RICHARD LEVESQUE - (ID#: 17-012) (Continued from July 19, 2018)**

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, PLS #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.

NEW BUSINESS

1. SMITHFIELD VILLAGE (ID#: 16-008)

(This item will be continued to September 20, 2018)

Major Land Development – Preliminary Plan Review Public Hearing
AP 29/Lot 66A, AP 30/Lots 20, 29, 30, 30A, 31(portion of), & 31A, AP 35/Lots 13 & 21
355 Putnam Pike
27 Acres (approx.) / Zone: Putnam Pike/Esmond Street - Planned Development District
Applicant: Churchill & Banks Companies, LLC.
Owner: Churchill & Banks Companies, LLC. and Walter & Norma Paterson
Engineer: DiPrete Engineering

- 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 Preliminary Plan as submitted, approve with changes and/or conditions, deny the application, or continue the public hearing to a future date.
- d. The Board may make a recommendation to the Zoning Board of Review on required dimensional relief.

2. GILLERIN ESTATES (ID#: 18-010)

Minor Subdivision – Preliminary Plan Review
AP 45 / Lots 21 & 23 – 262-274 Harris Road
9.1 Acres / 4 Lots / R-80 Zone
Applicant / Owner: Bette-Jean Gillerin
Surveyor: John Mensinger, PLS #1806, Scituate Surveys, Inc.

- 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.

3. THREE OAKS (ID#: 16-009)

Major Subdivision - Request for Extension
AP 42/Lot 129 – Dillon Lane
6.5+ acres – 2 Lots - R-80 Zone
Applicants/Owners: Three Oaks LLC.
Engineer: Joseph Casali, P.E. #7250

- a. The Board will consider and act upon the request for extension, deny the request for extension, or continue the meeting to a future date.

Agenda posted: August 10, 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.