



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, SEPTEMBER 20, 2018 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES:** Discuss and approve August 16, 2018 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **LOG ROAD SOLAR - (ID#: 18-006) (Continued from August 16, 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. **SMITHFIELD VILLAGE (ID#: 16-008) (Continued from August 16, 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.

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

Major Subdivision - Request for Reconsideration of Extension of Approval
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 may approve the request for extension, deny the request for extension, or continue the meeting to a future date.

NEW BUSINESS

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

Major Subdivision – Preliminary 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 Preliminary Plan as submitted, approve with changes and/or conditions, deny the application, or continue the meeting to a future date.

2. Recommendation to the Town Council on a Proposed Zoning Amendment (Town Council Referral pending)

The proposed amendment involves changes to Article 4.3 Section F(3) and Article 4.4 F (3) that would allow for a drive-thru restaurant in a preexisting, multi-tenant commercial plaza in the Village (V) zone.

Agenda posted: September 13, 2018
Revised September 17, 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.