



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, OCTOBER 18, 2018 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve September 20, 2018 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **LOG ROAD SOLAR - (ID#: 18-006) (Continued from September 20, 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. **Recommendation to the Town Council on a Proposed Zoning Amendment (Continued from September 20, 2018)**

The Planning Board will consider and act upon the Town Council's request for input regarding the proposed amendment that 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.

NEW BUSINESS

1. DAVID PLACE - (ID#: 18-013)

Minor Subdivision – Preliminary Plan Review

AP 23/Lot 81 – 55 Farnum Pike

1.27 Acres – 2 Lots – R-20 Zone

Applicant: David Place

Owners: Lori Doyle Place & Kerrie Lee Doyle

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.

2. THE SAND TRACE - (ID#: 18-003)

Comprehensive Permit Application - Major Land Development – Master Plan Review

AP 46/Lot 10 – 8 Mann School Road & Log Road

54.95 Acres – 1 Lot – R-80 Zone

Applicant/Owner: Sand Trace, LLC

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

Agenda posted: October 12, 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.