



# SMITHFIELD PLANNING BOARD

(401) 233-1017 – (401) 233-1091

## **MEETING NOTICE & AGENDA** **THURSDAY, DECEMBER 13, 2018 - 7:00 PM**

**Location: Smithfield Senior Center**  
**1 William J. Hawkins Jr. Trail**

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

#### **CONSENT AGENDA**

1. **MINUTES**: Discuss and approve November 15, 2018 meeting minutes.

#### **REGULAR AGENDA**

##### ***OLD BUSINESS***

1. **THE SAND TRACE - (ID#: 18-003) (Continued from November 15, 2018)**  
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. This item will be continued to January 10, 2019 at 7:00 PM  
Location: Smithfield Senior Center, 1 William J. Hawkins Jr. Trail

##### ***NEW BUSINESS***

1. **DAVIES SUBDIVISION - (ID#: 18-016)**  
Minor Subdivision – Preliminary Plan Review  
AP 9 / Lot 78 – 519 Putnam Pike  
1.172 Acres / 2 Lots / M-U Zone  
Applicant/Owner: Ashley Davies  
Engineer: Todd Chaplin, P.E. - Mount Hope Engineering, 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 the requested Special Use Permit.

**2. KEEGAN SUBDIVISION - (ID#: 18-017)**

Minor Subdivision – Preliminary Plan Review

AP 9 / Lot 46 – 7 West Prospect Street

.90 Acres / 2 Lots / R-20 Zone

Applicant/Owner: The Carol R. Keegan Living Trust

Surveyor: Nicholas Veltri, P.L.S. #1719 - N. Veltri Survey, 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. HANTON CITY ROAD SOLAR - (ID#: 18-015)**

Major Land Development – Pre-Application / Concept Review

AP 48 / Lot 9 & AP 49 / Lot 95

22 Acres / 2 Lots / Planned Commercial Zone

Applicant: Solar DG LLC

Owner: Richard Daniel

Engineer: DiPrete Engineering

- a. The Board will review the submission with the applicant and provide input for future review stages.

**4. LAURA COURT - (ID#: 15-011)**

Recommendation to the Town Council on Bond Release and Acceptance of Public Improvements

- a. The Board may make a recommendation to the Town Council on the bond release and on the acceptance of the Laura Court public improvements.

**5. SPRAGUE VILLAGE - PHASE II**

Recommendation to the Town Council on Bond Release and Acceptance of Public Improvements

- a. The Board may make a recommendation to the Town Council on the bond release and on the acceptance of the Cherry Blossom Lane / Robin Hollow Circle public improvements.

**Agenda posted: December 7, 2018**

**Revised: December 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.