



SMITHFIELD PLANNING BOARD

64 Farnum Pike, Smithfield, RI 02917
(401) 233-1017 – (401) 233-1091

MEETING NOTICE & AGENDA **THURSDAY, JANUARY 17, 2019 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the December 13, 2018 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **DAVIES SUBDIVISION** - (ID#: 18-016) - Request from the applicant to delegate Final Plan review to the Administrative Officer.

Minor Subdivision – Preliminary Plan Review

AP 9 / Lot 78 – 519 Putnam Pike

1.172Acres / 2 Lots / M-U Zone

Applicant/Owner: Ashley Davies

Engineer: Todd Chaplin, P.E. - Mount Hope Engineering, Inc.

- a. The Board may review and act upon the request to delegate Final Plan review to the Administrative Officer. No vote on approval of the Final Plan will be considered at this time.

NEW BUSINESS

1. **OLD COUNTY VILLAGE** - ***COMPREHENSIVE PERMIT APPLICATION - PRELIMINARY PLAN PUBLIC HEARING*** - *The Planning Board will review this project sitting as the “Local Review Board”, in accordance with R.I.G.L. §45-53-3(8), R.I.G.L. §45-53-4 and Zoning Ordinance §12.5. The Property is listed as Map ID# 33 in the Comprehensive Community Plan - Table H-25 Selected Properties for the Construction of Low and Moderate Income Housing*

This agenda item will be continued to February 21, 2019 at 7:00 PM

Major Land Development Project

AP 32 - Lots 8 & 30 / 190-192 Old County Road

20.99 Acres / Zone: R-MED

Applicant: Old County Village, LLC.

Owner: Shawn A. Jorde

Engineer: Joe Casali Engineering, Inc.

- a. Review and discuss the proposed submission with the project proponent.
- b. Conduct a public hearing and receive input from the public on the proposed submission.
- c. Discuss and/or vote on retaining consulting experts and/or peer reviews.

- d. 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. FIDELITY SOLAR - (ID#: 18-011) - MASTER PLAN INFORMATIONAL MEETING

Major Land Development Project – Master Plan Review

AP 49 / Lots 98, 98A, 102, 102A, 106A & 106B – DeCotis Farm Road & Douglas Pike

48.3 Acres (approx.) / PCD Zone

Applicant: Fidelity Real Estate Company, LLC / Devonshire Energy, LLC

Owners: RICC f/k/a Rhode Island Economic Development Corp./Fidelity Real Estate Company, LLC
FMR Rhode Island, Inc. / Fidelity Real Estate Company, LLC

Engineer: VHB, Inc.

- a. Review and discuss the proposed submission with the project proponent.
- b. Discuss/schedule a site visit.
- c. Receive input from the public on the proposed submission.
- d. Discuss/vote on a recommendation to the Zoning Board to issue a special use permit for a Principal Solar Energy System.
- e. 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.

3. PROVIDENCE PIKE SOLAR - (ID#: 18-012) - MASTER PLAN INFORMATIONAL MEETING

Major Land Development Project – Master Plan Review

AP 49 / Lot 49 – 2361 Providence Pike

15 Acres / 1 Lot / R-80 Zone

Owner/Applicant: Sergio DeCurtis, Real Estate Investment Holdings, LLC

Engineer: Prime Engineering, Inc.

- a. Review and discuss the proposed submission with the project proponent.
- b. Receive input from the public on the proposed submission.
- c. Discuss/schedule a site visit.
- d. Discuss/vote on a recommendation to the Zoning Board to issue a special use permit for a Principal Solar Energy System and dimensional relief, including but not limited to, minimum lot size, lot coverage and maximum forest clearing provisions.
- e. 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: January 10, 2019

Revised: January 14, 2019

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.