



SMITHFIELD PLANNING BOARD

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

MEETING NOTICE & AGENDA **THURSDAY, FEBRUARY 21, 2019 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the January 17, 2019 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **RICHARD LEVESQUE** - (ID#: 17-012) Request from the applicant to delegate Final Plan review to the Administrative Officer.

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, P.L.S. #1797

- 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.

2. **FIDELITY SOLAR** - (ID#: 18-011) - ***MASTER PLAN INFORMATIONAL MEETING***
(Continued from January 17, 2019)

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** (Continued from January 17, 2019)
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. The Board may consider continuing the Informational Meeting to March 21, 2019.
4. **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 -(Continued from January 17, 2019)*
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. 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.

NEW BUSINESS

5. **WEST RIVER ESTATES** **COMPREHENSIVE PERMIT APPLICATION – MASTER 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# 12 in the Comprehensive Community Plan - Table H-25 Selected Properties for the Construction of Low and Moderate Income Housing -(Continued from January 17, 2019)*
Comprehensive Permit Project/Major Land Development – Master Plan Review
AP 24/Lot 108
3.77 Acres/ 16 Lots/R-20 Zone
Owner: Julie Conti
Applicant: Luis Calcagni III
Engineer: William Lavery, Jr., 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. The Board may discuss and/or vote on retaining consulting experts and/or peer reviews.

- d. 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.

6. CAMP BOW WOW- PRE-APPLICATION MEETING

Major Land Development Project
AP 46 / Lots 87E
7.14 / Planned Corporate Zone / Economic Growth Overlay District
Owner: Lynn Stephen C/O Havahi Real Estate, LLC
Applicant: Paul Butler
Engineer: William Lavery, Jr., Joe Casali Engineering, Inc.

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

7. FLEX WAREHOUSE BUILDING- PRE-APPLICATION MEETING

Major Land Development Project
AP 48 / Lot 3 -10.64 / Planned Corporate Zone / Economic Growth Overlay District
Owner: ROK LLC c/o Ralph Branca
Applicant: Ralph Branca
Engineer: William Lavery, Jr., Joe Casali Engineering, Inc.

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

Agenda posted: February 19, 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.