



SMITHFIELD PLANNING BOARD

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

MEETING NOTICE & AGENDA **THURSDAY, MARCH 21, 2019 - 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 the February 7, 2019 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **THE SAND TRACE**- (continued from March 7, 2019)

Comprehensive Permit Application / Major Land Development Project – Master Plan Review
AP 46 / Lot 10 – 8 Mann School Road and Log Road
54.95 Acres / 1 Lot / R-80 Zone
Owner/Applicant: Sand Trace, LLC
Engineer: DiPrete Engineering

- a. The Board may approve the Master Plan as submitted, approve with changes and/or conditions, deny the application, discuss a possible extension of time and continue to a future date.

NEW BUSINESS

1. **ROLLING WOODS SUBDIVISION** – **SUBDIVISION/ MAJOR CHANGE TO A RECORDED PLAT- PUBLIC HEARING** (Item will be continued to April 18, 2019)

Subdivision – Preliminary Plan - Public Hearing
AP 45 / Lots 74, 185 and 186 – Vera Drive
Two (2) Proposed Lots
8 Acres (approx.) / R80 Zone
Applicant/ Owners: Jorica Development
Engineer: Level Design Group, LLC, Daniel Campbell P.E.

- a. The Board will continue this item to April 18, 2019

2. COMMERCIAL DEVELOPMENT DOUGLAS PIKE - MASTER PLAN PUBLIC INFORMATIONAL MEETING

Major Land Development Project – Master Plan Review- Public Informational Meeting

AP 45 / Lots 181 and 182 – 655 and 665 Douglas Pike

2.1 Acres (approx.) / Commercial (C) Zoning District

Applicant: Dany Abounajem & John Paul Mourad/DFJ Group LLC

Owners: ARR Retail Development LLC

Engineer: Pare Corporation- Victoria Howland, P.E

- 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 Drive-Thru and for Retail Sales with Gross Floor Area > 5,000 sq.ft.
- 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. RETAIL CENTER REDEVELOPMENT - MASTER PLAN PUBLIC INFORMATIONAL MEETING

Major Land Development – Master Plan- Public Informational Meeting

AP 43/Lot 85 – 473 Putnam Pike

3.55 Acres/ Lots/Planned Development Zone

Applicants/Owner: CGRI Greenville, LLC

Engineer: Garafalo & Associates, 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 Drive-Thru and other dimensional relief.
- 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.

4. CLARK HOMES, LLC (ID#: 18-002)

Major Subdivision – Conservation Development – Preliminary Plan Public Hearing

AP 45/Lot 61 - Clark Road

53.85 Acres - 21 Lots - Zoning R-80

Applicants/Owner: Clark Homes, LLC.

Surveyor: Michael R. Darveau, PLS #1978

- 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.
- 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.

5. CAMP BOW WOW- MASTER PLAN PUBLIC INFORMATIONAL MEETING

Major Land Development Project – Master Plan Review- Public Informational Meeting
AP 46 / Lot 87E– 37 Thurber Blvd.

7.14 Acres (approx.) / Planned Corporate Zone/Economic Growth Overlay District

Applicant: Paul Butler

Owners: Lynn Stephen C/O Havahi Real Estate, LLC

Engineer: William Lavery, Jr. – Joe Casali Engineering, 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 Town Council for a Zoning Ordinance text amendment to allow animal Daycare facilities by Special Use Permit in the Planned Corporate (PC)/EGO District and dimension relief as requested.
 - 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.
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- 6. Formation of a Planning Board subcommittee to Study the Low and Moderate Income Housing Strategies in The Comprehensive Community Plan as requested by the Smithfield Town Council**
- a. Discuss and vote upon the establishment of a subcommittee including the selection of members.
 - b. Discuss hiring a consultant to assist the subcommittee.
 - c. Continue discussion to a future date.

Agenda posted: March 15, 2019
Revised: March 18, 2019, March 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.