



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, APRIL 18, 2019 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the March 21, 2019 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **ROLLING WOODS SUBDIVISION – SUBDIVISION/ MAJOR CHANGE TO A RECORDED PLAT- PUBLIC HEARING** (continued from March 21, 2019)

Subdivision – Preliminary Plan - Public Hearing

AP 45 / Lots 74, 185 and 186 – Vera Drive

The proposed subdivision involves an extension of the roadway and reconfiguration of three existing lots resulting in the creation two (2) additional subdivision lots.

8 Acres (approx.) / R80 Zone

Applicant/ Owners: Jorica Development

Engineer: Level Design Group, LLC, Daniel Campbell 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.
- e. 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. **COMMERCIAL DEVELOPMENT DOUGLAS PIKE - MASTER PLAN PUBLIC INFORMATIONAL MEETING** (continued from March 21, 2019)

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.
- 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. CAMP BOW WOW- MASTER PLAN PUBLIC INFORMATIONAL MEETING

(continued from March 21, 2019)

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.

NEW BUSINESS**1. Review, discuss and recommend amendments to the Low and Moderate Income Housing Strategies in the Comprehensive Community Plan.**

- a. Discuss hiring a consultant to assist the Board.
- b. Make a recommendation to the Town Council on proposed amendments.
- c. Continue discussion at the May meeting.

Agenda posted: April 12, 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.