



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, MAY 16, 2019 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the February 21, 2019 and April 18, 2019 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **Review, discuss and recommend amendments to the Low and Moderate Income Housing Strategies in the Comprehensive Community Plan.**
 - a. Review Draft RFP for consultant services.
 - b. Discuss and review housing strategies
 - c. Make a recommendation to the Town Council on proposed amendments.
 - d. Continue discussion at the June meeting.

NEW BUSINESS

1. **FLEX WAREHOUSE BUILDING** - (ID#: 18-018) - ***COMBINED MASTER & PRELIMINARY PLAN PUBLIC HEARING***

Major Land Development – Combined Master & Preliminary Plan - Public Hearing
AP 48 / Lot 3 – 370 George Washington Highway #4
2.5 Acres (approx.) / PCD Zone / Economic Growth Overlay District
Applicant: Ralph Branca – RJB Properties
Owner: ROK LLC c/o Ralph Branca
Engineer: David Potter, P.E., Pare Corp.

- a. May vote to combine Master Plan review and Preliminary Plan, waive the public informational meeting and hold a Preliminary Plan public hearing.
- b. May hold a public informational meeting on the Master Plan
- c. 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. The Board may approve the Combined Master & Preliminary Plan as submitted, approve with changes and/or conditions, deny the application, or continue the meeting to a future date.
- 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.

2. **LOG ROAD SOLAR** - (ID#: 19-003) - ***MASTER PLAN PUBLIC INFORMATIONAL MEETING***

Major Land Development – Master Plan – Public Informational Meeting
AP 50 / Lot 29 – 512 Log Road
146 Acres / R-200 Zone / System Output - 10.7 MW DC
Applicant: ISM Solar Development, LLC
Owner: Daniel T. Coolong, Et. Ux.
Engineer: Dave Russo, P.E., DiPrete Engineering

- 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. 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. FIDELITY SOLAR - (ID#: 18-011) - PRELIMINARY PLAN PUBLIC HEARING

Major Land Development – Preliminary Plan – Public Hearing

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

48.3 Acres (approx.) / PCD Zone / System Output – 3.33 MW DC

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. 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.

Agenda posted & revised: May 10, 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.