



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, JUNE 20, 2019 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the March 7, 2019 and May 16, 2019 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. ELECTION OF OFFICERS

Nominate and vote upon the election of the following officers:

- a. Chair
- b. Vice-chair
- c. Secretary

2. Review, discuss and recommend amendments to the Low and Moderate Income Housing Strategies in the Comprehensive Community Plan.

- a. Discuss revised RFP for consultant services.

3. LOG ROAD SOLAR - (ID#: 19-003) Recommendation to Zoning Board for Special Use Permit

Major Land Development

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, discuss and formulate a recommendation to the Zoning Board concerning the applicant's request for a Special Use Permit.

4. SMITHFIELD VILLAGE - (ID#: 16-008) - PRELIMINARY PLAN PUBLIC HEARING

Major Land Development

AP 29/Lot 66A, AP 30/Lots 20, 29, 30, 30A, 31(portion of), & 31A, AP 35/Lots 13 & 21

355 Putnam Pike

27 Acres (approx.) / Zone: Putnam Pike/Esmond Street - Planned Development District

Applicant: Churchill & Banks Companies, LLC.

Owner: Churchill & Banks Companies, LLC. and Walter & Norma Paterson

Engineer: DiPrete Engineering

- a. Review and discuss revisions to the Preliminary Plan made pursuant to a Zoning Board of Review remand of the project for further evidentiary hearings to address off site traffic mitigation measures.
- 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.

NEW BUSINESS**1. CLARK HOMES, LLC (ID#: 18-002)**

Major Subdivision – Conservation Development – Final Plan

AP 45 / Lot 61 - Clark Road

53.85 Acres / 20 Lots / R-80 Zone

Applicant/Owner: Clark Homes, LLC.

Surveyor: Michael R. Darveau, PLS #1978

- a. Review and discuss the proposed submission with the project proponent.
- b. The Board may approve the Final Plan as submitted, approve with changes and/or conditions, deny the application, or continue the meeting to a future date.

2. THREE OAKS - (ID#: 16-009) - PRELIMINARY PLAN PUBLIC HEARING

Major Subdivision – Preliminary Plan - Public Hearing

AP 42 / Lot 129 – Dillon Lane

6.5 Acres / 2 Lots / R-80 Zone

Applicant/Owner: Three Oaks, LLC

Engineer: Joe Casali Engineering, 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.

3. BLUEFEATHER TRAIL/Tristan Development- (ID#: 19-004) - PRELIMINARY PLAN

Minor Subdivision – Preliminary Plan

AP 12 / Lot 53 – Bluefeather Trail

2.57 Acres (approx) / 2 Lots / R-20 Zone

Applicant: Tristan Development

Owners: Tristan Development & A. Marcaccio Properties

Engineer: VHB, Inc.

- a. Review and discuss the proposed submission with the project proponent.
- b. Review, discuss and formulate a recommendation to the Zoning Board concerning the applicant's request for a Variance for frontage.
- 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.

4. Recommendation to the Town Council on the repeal of the Medical Marijuana provisions of Zoning Ordinance, Article 4- Use Regulations, Table of Uses, 4.3 (L) and Supplementary Use Regulations, 4.4 (L)

- a. Review and discuss the repeal of the ordinance.
- b. The Board will make a recommendation to the Town Council on the proposed repeal of the ordinance.

Agenda posted: June 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.