



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, AUGUST 22, 2019 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the July 18, 2019 meeting minutes.
2. **APPOINTMENTS**: Appoint one member from the Board to the Soil Erosion Committee.

REGULAR AGENDA

OLD BUSINESS

1. **Continued discussion of proposed amendments to various sections of the Zoning Ordinance including:** Article 2 Definitions, Supplementary Use Regulations including amendments to, B-1. Accessory Family Dwelling Units, I-4. Personal Service, 4.3 Table of Uses, Establishments, 5.4 Table 1 – Dimensional Regulations, 5.10 Inclusionary Zoning, 5.11 Solar Energy Systems, 6.5 Mixed Use Requirements, 6.8 Land Unsuitable for Development. Additionally the Board will consider the following new use categories: 2.A. Office, Government, Business, Professional <= 4,000 Square Feet, B-12. Farmland Residential Compound, F-6. Microbrewery, I-7. Construction Service, J-8. Material Processing.
 - a. Review and discuss proposed ordinance amendments.
 - b. The Board may continue discussions of the proposed amendments to a future date.
 - c. The Board may make a recommendation to the Town Council on the proposed amendments.

NEW BUSINESS

1. **Recommendation to the Town Council on proposed amendments to the Zoning Ordinance Article 4- Use Regulations, Table of Uses, 4.3 (L) Medical Marijuana, and Supplementary Use Regulations, 4.4 (L)**
 - a. Review and discuss the new provisions of the ordinance.
 - b. The Board will make a recommendation to the Town Council on the proposed replacement of the ordinance.
 - c. The Board may continue the matter to a future date.
2. **Recommendation to the Town Council on proposed amendments to the Zoning Ordinance Map as called for in Figure LU-11 - Future Land Use of the Comprehensive Community Plan. The amendment involves extension of Economic Growth Overlay District (EGO) district.**
 - a. Review and discuss the proposed zoning map amendment.
 - b. The Board will provide a Comprehensive Plan consistency statement to the Town Council on the proposed map amendment.
 - c. The Board may continue the matter to a future date.

3. DOUGLAS PIKE/Lawrence – *Informal Concept Review*

Minor Subdivision – Pre-Application/Concept Review

AP 42 / Lots 58 & 61A – 264 Douglas Pike

6 Acres (approx.) / 1 Lot / R-80 Zone

Owner/Applicant: BACA Realty

Surveyor: International Mapping & Surveying Corp.

- a. Review and discuss the proposed submission with the project proponent.
- b. Provide input to the applicant regarding the necessary steps to submit a full application for further review.

Agenda posted: August 16, 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.