



# SMITHFIELD PLANNING BOARD

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

## **REGULAR MEETING NOTICE & AGENDA** **THURSDAY, SEPTEMBER 19, 2019 - 7:00 PM**

### **EMERGENCY EVACUATION AND HEALTH NOTIFICATION**

#### **CONSENT AGENDA**

1. **MINUTES**: Discuss and approve the August 22, 2019 meeting minutes.

#### **REGULAR AGENDA**

##### ***OLD BUSINESS***

1. **Continued discussion of proposed amendments to various sections of the Zoning Ordinance including:** Article 2 Definitions, Section 4.3 Table of Uses, B-1. Accessory Family Dwelling Units and Section 4.4 Supplementary Use Regulations, B-1, Section 5.4 Table 1 – Village Zone - Dimensional Regulations and Section 5.10 Inclusionary Zoning.
  - 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.
2. **Public Hearing on Proposed Amendments to the Land Development and Subdivision Review Regulations**
  - a. Review and discuss the proposed amendments.
  - b. Receive input from the public on the proposed amendments
  - c. The Board may continue discussions of the proposed amendments to a future date.
  - d. The Board may adopt the amendments as proposed or revise the amendments based input heard during the course of the public hearing.

##### ***NEW BUSINESS***

1. **RETAIL CENTER REDEVELOPMENT - (ID#: 19-001) - PRELIMINARY PLAN**  
***PUBLIC HEARING***

Major Land Development – Preliminary Plan - Public Hearing  
AP 43 / Lot 85 – 473 Putnam Pike  
3.55 Acres / Planned Development Zone  
Applicant/Owner: CGRI Greenville, LLC  
Engineer: Garofalo & Associates, 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.

2. **SLEEPY ACRES SUBDIVISION** – Bond Reduction Request

AP 46 / Lots 83 and 83A – Tristan Court

Applicant / Owner: Tristan Development, LLC

- a. Review and discuss the proposed request
- b. The Board may approve the request as submitted, approve with changes, deny the request, or continue the item to a future date.

**Agenda posted: September 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.