



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, OCTOBER 17, 2019 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the September 19, 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, 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. **Review and discuss amendments to the RFQ for consulting services associated with amendments to the low and moderate income housing strategies in the Comprehensive Community Plan.**
 - a. Review and provide input to planning staff on the proposed amendments.

NEW BUSINESS

1. **CAMP BOW WOW- (ID#: 19-002) PRELIMINARY PLAN PUBLIC HEARING**
Major Land Development Project - Preliminary Plan Review - Public Hearing
AP 46 / Lot 87E - 37 Thurber Boulevard, Unit 3
7.14 Acres (approx.) / Planned Corporate Zone/Economic Growth Overlay District
Applicant: Convergent Building and Development, LLC - Wesley Skorski
Owner: Havahi Real Estate, LLC - Lynn Stephen
Engineer: William Lavery, Jr. - Joe Casali Engineering, Inc.
 - a. Review and discuss the proposed project 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. **ROLLING WOODS SUBDIVISION – MAJOR CHANGE TO A RECORDED PLAT**
Major Subdivision – Final Plan Review
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. 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.
3. **MATTEO ESTATES - (ID#: 18-008) FINAL PLAN REVIEW**
Minor Subdivision – Final Plan Review
AP 47/Lot 78 – 150 Swan Road
21 Acres - 5 Lots – R-80 Zone
Applicant: AG Construction, Inc., Angelo Grilli
Owner: Peter A. Matteo & Pasquale A. Matteo
Surveyor: Anthony E. Muscatelli, P.L.S. #1718
 - 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.
4. **EARL GREY ESTATES (TEA LOTS) - (ID#: 19-005) PRE-APPLICATION REVIEW**
Major Land Development – Pre-Application Review
AP 40 / Lots 1-169, 179-200, 208-235, 241-271, 274-298, 300-329, 333-360, 364-382, 389-414, 416-440 and AP 42 / Lot 139 – Douglas Pike & Ridge Road
42 Acres (approx.) / Zoning District: R-80, R-MED and Commercial
Applicant/Owner: Smithfield Estates, LLC; Earl Grey Estates, LLC
 - 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.
5. **FLEX WAREHOUSE BUILDING - (ID#: 18-018)**
Request from the applicant to delegate Final Plan Review to the Administrative Officer
Major Land Development
AP 48 / Lot 3 -10.64 / Planned Corporate Zone / Economic Growth Overlay District
Owner: ROK LLC c/o Ralph Branca
Applicant: Ralph Branca
Engineer: PARE Corporation
 - a. The Board may review and act upon the request to delegate Final Plan review to the Administrative Officer. No vote on approval of the Final Plan will be considered at this time.
6. **Discussion of a proposed amendment to the Zoning Ordinance, Article 12 Comprehensive Permit for Low and Moderate Income Housing, Section 4, Administrative Procedures, (d), vii.** The proposed amendment to the Zoning Ordinance involves adding language that would require a Local Board of Review member to attend all hearings involving a Comprehensive Permit project in order to be eligible to vote on the project.
 - a. Review and discuss the proposed ordinance amendment.
 - b. The Board may continue discussions of the proposed amendment to a future date.
 - c. The Board may make a recommendation to the Town Council on the proposed amendment.

[Agenda posted: October 11, 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.