



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, NOVEMBER 14, 2019 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the October 17, 2019 and October 31, 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 5.10 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. **MATTEO ESTATES - (ID#: 18-008) FINAL PLAN REVIEW (Continued from October 17, 2019)**
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.
3. **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.

NEW BUSINESS

1. **DOUGLAS PIKE - Lawrence - (ID#: 19-006) PRELIMINARY PLAN REVIEW**
Minor Subdivision – Preliminary Plan Review
AP 42 / Lots 58 & 61A – 264 Douglas Pike
6 Acres (approx.) - 3 Lots – R-80 Zone
Applicant/Owner: BACA Realty, LLC
Surveyor: Anthony E. Muscatelli, P.L.S. #1718
 - a. Review and discuss the proposed submission with the project proponent.

- b. Discuss/vote on a recommendation to the Zoning Board to grant the requested dimensional relief.
- 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. VILLAGE AT STILLWATER – Request for Extension of Master Plan Approval

AP 45 / Lot 18

AP 46 / Lots 71, 72, 73, 74 & 76

Applicant/Owner: Rollingwood Acres, Inc.

- a. The Board will conduct the project's annual review.
- b. The Board will approve the extension request.

- 3. Proposed Revisions to Planning Board Rules and Procedures** – Revisions include a new section dealing with the number of board members required to approve major projects and comprehensive permit projects, adding language that requires board members to be present at all meetings involving a particular project in order to vote on that project or, alternatively, members that have missed a meeting must review the minutes, video and/or transcript relative to that meeting and affirmatively state on the record that they have done so in order to vote. Language is also proposed that requires a stenographic record of any hearing involving a Comprehensive Permit application.
- a. Review and discuss the proposed revisions.
 - b. The Board may adopt the proposed amendments, adopt with changes, leave the procedures unchanged, or continue the item to a future date.

Agenda posted: November 8, 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.