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

REGULAR MEETING NOTICE & AGENDA
THURSDAY, February 13, 2020 - 7:00 PM

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. MINUTES: Discuss and approve the December 12, 2019 and January 16, 2020 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

NONE.

NEW BUSINESS

1. GIZZARELLI PROPERTY - (ID#: 20-002) MINOR SUBDIVISION
   Minor Subdivision – Preliminary Plan Review
   AP 7 / Lot 4B – 13 Pleasant View Ave
   0.92 Acres (approx.) / 2 Lots / R-20 Zone
   Applicant/Owner: Albert Gizzarelli, Sr.
   Surveyor: Anthony E. Muscatelli, PLS #1718
   a. Review and discuss the proposed submission with the project proponent.
   b. The Board may make a recommendation to the Zoning Board of Review on 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. CHASE BANK - (ID#: 20-001) MASTER PLAN PUBLIC INFORMATIONAL MEETING
   Major Land Development Project - Master Plan Review - Public Informational Meeting
   AP 37 / Lot 19A – 438 Putnam Pike
   1.21 Acres (approx.) / Planned Development (PD) Zone
   Applicant: JP Morgan Chase Bank, N.A.
   Owner: Janco Central, Inc.
   Engineer: Core States Group
   a. Review and discuss the proposed submission with the project proponent.
   b. The Board may make a recommendation to the Zoning Board of Review on the requested Special Use Permit and dimensional relief.
   c. Discuss/schedule a site visit.
   d. The Board may approve the Master 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 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.

4. **SMITHFIELD VILLAGE - (ID#: 16-008) - FINAL PLAN REVIEW**  
   Major Land Development – Final Plan Review  
   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 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.

**Planner’s Report:**

1. Review memo on initial meeting with Horsley Witten Group on the update of Housing Strategies.