



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 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.

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.

Agenda posted: February 7, 2020

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.