



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, March 12, 2020 - 7:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the February 13, 2020 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **CHASE BANK** - (ID#: 20-001) **MASTER PLAN PUBLIC INFORMATIONAL MEETING**
(continued from February 13, 2020)

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. Receive input from the public on the proposed submission.
- e. 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.

NEW BUSINESS

1. **COMMERCIAL DEVELOPMENT** - (ID#: 18-019) **FINAL PLAN REVIEW**

Major Land Development Project - Final Plan Review

AP 45 / Lots 181 and 182 – 655 and 665 Douglas Pike

3.9 Acres (approx.) / Commercial (C) Zone

Applicant/Owner: ARR Retail Development, LLC – Anthony Rongione

Engineer: Victoria Howland, P.E. – PARE Corp.

- 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.

2. THE SAND TRACE, PHASE III - PUBLIC HEARING

Comprehensive Permit Application / Major Land Development Project – Master Plan Review

AP 46 / Lot 10 – 8 Mann School Road and Log Road

54.95 Acres / 1 Lot / R-80 Zone

Owner/Applicant: Sand Trace, LLC

Engineer: DiPrete Engineering

- a. Review and discuss the proposed submission with the project proponent.
- b. Conduct a public hearing and receive input from the public on the proposed submission.
- c. 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.

[Agenda posted: March 6, 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.