



SMITHFIELD PLANNING BOARD

VIRTUAL MEETING

REGULAR MEETING NOTICE & AGENDA **THURSDAY, JUNE 18, 2020 - 6:00 PM**

VIRTUAL MEETING

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/454530925>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

Access Code: 454-530-925

For Technical Support, please call 401-233-1017

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the May 21, 2020 virtual meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **NONE.**

NEW BUSINESS

1. **EARL GREY ESTATES (TEA LOTS) - (ID#: 19-005) MASTER PLAN REVIEW**

Major Land Development – Master Plan Review – Public Informational Meeting

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

43.4Acres / 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. Receive input from the public on the proposed project.
- c. Discuss/schedule a site visit.
- d. The Board will continue the meeting to a future date.

2. COMMERCIAL DEVELOPMENT - 61 Harris Road-(ID#:20-003) MASTER PLAN REVIEW

Major Land Development Project – Master Plan Review – Public Informational Meeting

AP 45 / Lots 43A, 61 Harris Road / 2.14 Acres (approx.) / Commercial (C) Zone

Applicant/Owner: ARR Retail Development LLC

Engineer: Pare Corporation - Victoria Howland, P.E.

- a. Review and discuss the proposed submission with the project proponent.
- b. Receive input from the public on the proposed project.
- 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.

3. CHASE BANK - (ID#: 20-001) MASTER PLAN REVIEW

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. 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.
- d. The Board may make a recommendation to the Zoning Board of Review on the requested Special Use Permit and dimensional relief.

Agenda posted: June 12, 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. Please call (401) 233-1017 with any Technical difficulties during the meeting.