

TOWN OF SMITHFIELD, RHODE ISLAND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Smithfield Town Council will hold a Public Hearing on **Tuesday, October 19, 2021 at 6:00 PM.** The purpose of the Public Hearing is to consider and act upon a proposed amendment to the Comprehensive Community Plan. This amendment is proposed to be made in accordance with the provisions of Section 45-22.2-8 of the General Laws of Rhode Island.

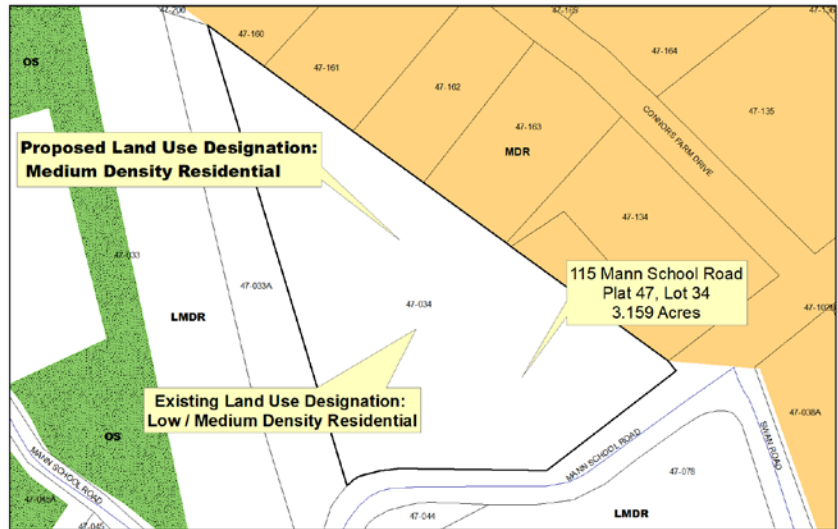
Comprehensive Plan Amendment Summary:

The proposed amendment involves a change to Figure LU-11- Future Land Use Map which will change the land use designation of Assessor's Plat 47, Lot 34, 115 Mann School Road, from Low Medium Density Residential (LMDR) to Medium Density Residential (MDR) as shown on the map below.

At said Hearing opportunity will be given to all interested persons to be heard upon the proposed amendment. The proposed amendment may be altered or amended prior to the close of the Public Hearing, without further advertising, as a result of further study or because of the views expressed at the Public Hearing. Any alteration or amendment must be presented for comment in the course of the Hearing.

Availability of Information

The application and accompanying documents for this application are available for the public to review during normal business hours at the Smithfield Planner's Office, 64 Farnum Pike, Town Hall – Lower Level, Smithfield, RI and on the Town Planner's page of the Town's Website: <https://www.smithfieldri.com/>



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) 233-1010 with any Technical difficulties during the meeting.

BY ORDER OF THE TOWN COUNCIL.
Suzanna L. Alba, President

July 29, 2021

Smithfield Planning Board
Albert Gizzarelli, Honorable Chairman
64 Farnum Pike
Smithfield RI 02917

Re: 115 Mann School Road Plat 47 Lot 115
Previous application for minor subdivision conditional preliminary approval

REQUEST FOR ADVISORY RECOMMENDATION IN CONNECTION WITH A ZONING CHANGE

Applicant: John & Kristine Yoakum

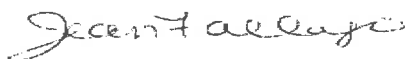
BACKGROUND: Petitioner appeared before this board on July 7, 2021 in connection with an application for Conditional Preliminary Approval of a Minor Subdivision with regard to the subject parcel which would allow for the subdivision of the existing single lot into two lots. In connection with the minor subdivision, a zone change would be necessary from the current R-80 zone to R Medium Density.

REQUEST

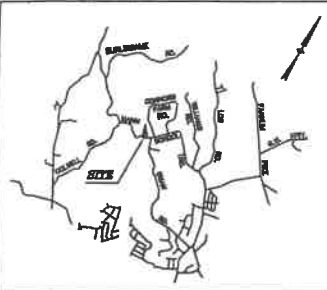
Pursuant to RI General Laws 45-24-51 and the Smithfield Zoning Ordinance, Article II, Applicant is requesting an advisory recommendation from the Planning Board to the Town Council in connection with a zone change, including recommendation of amendment to the Future Land Use Map LU-11 and Zoning Map and acknowledgement of consistency of the request with the goals and objectives of the Comprehensive Community Plan.

The existing lot is currently served by public water and the new lot will also tie into public water. There will be sufficient frontage on each lot in conformance with zoning requirements. The resulting subdivision will also conform the lot size requirements. No waivers or variances will be needed from zoning.

The rezoning of the subject lot from the existing R-80 to R-Medium Density is in conformance with the goals and objectives of the Comprehensive Community Plan and will also be consistent with the area which was just recently rezoned to R-Medium Density, specifically Connors Farm which development directly abuts the subject property to it's right.



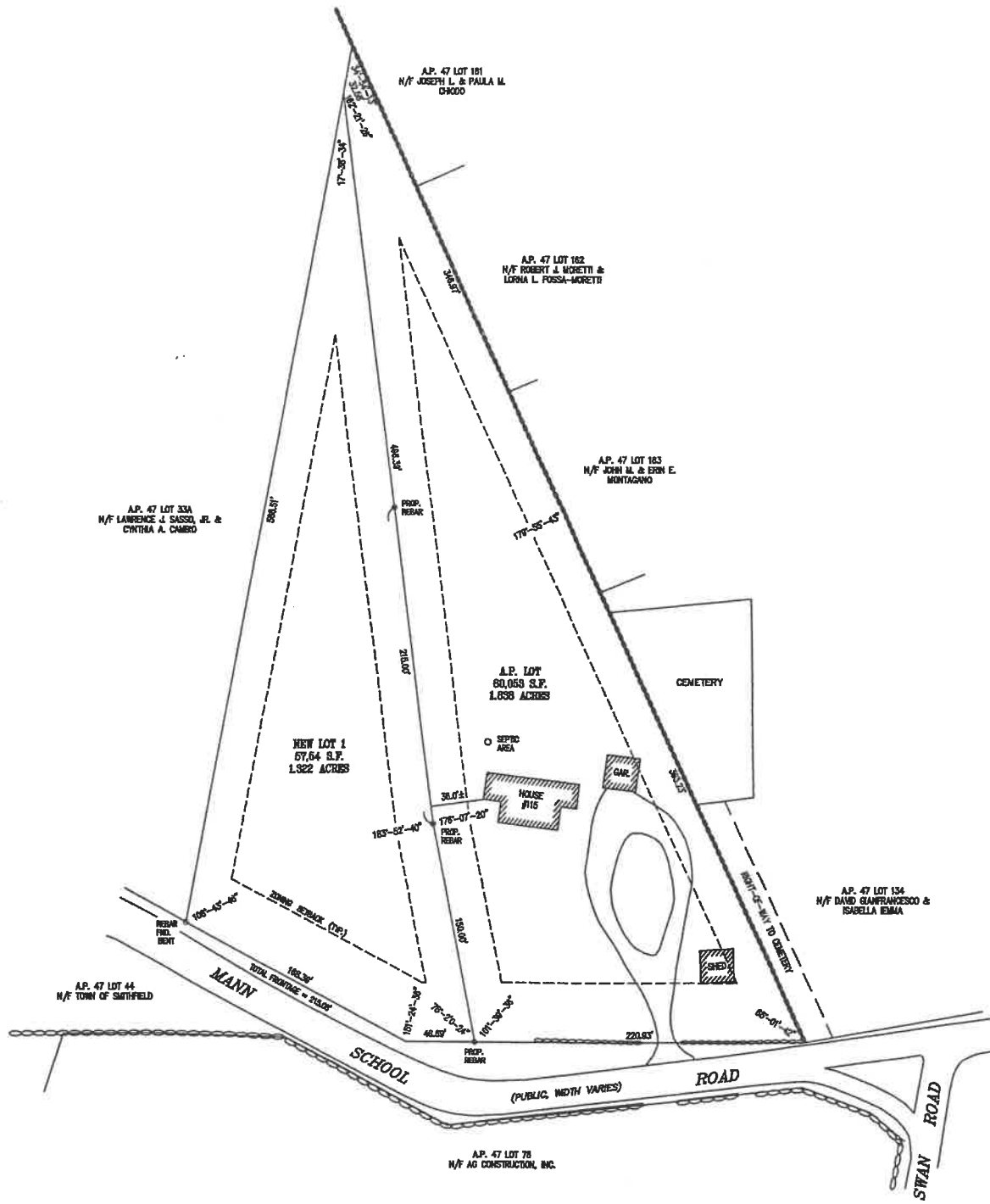
By Jean Fallago, Attorney for Petitioner
132B Pleasant View Avenue
Smithfield RI 02918 (401) 231-4805 email: jfallagoesq@aol.com



LOCUS MAP
(NOT TO SCALE)

ZONING R-80

| | |
|-----------|-------------|
| MINIMUMS: | |
| AREA | 80,000 S.F. |
| FRONTAGE | 200' |
| SETBACKS: | |
| FRONT | 40' |
| SIDE | 25' |
| REAR | 75' |



NOTES:

- 1) OWNER/APPLICANT: JOHN & KRISTINE YOAKUM
115 MANN SCHOOL ROAD
SMITHFIELD, RI 02817
- 2) THE SUBJECT PARCEL LIES ENTIRELY WITHIN THE R-80 ZONING DISTRICT.
- 3) PARCEL DATA: A.P. 47 LOT 34
TOTAL AREA = 3.159 ACRES
EXISTING LOTS = 1
PROPOSED LOTS = 2
LENGTH OF NEW ROAD = 0 L.F.
- 4) THERE ARE NO KNOWN WETLANDS ON THE SUBJECT LOT.
- 5) THIS SITE DOES NOT LIE WITHIN A RDEEN NATURAL HERITAGE AREA OR OR WITHIN A ZONING OVERLAY DISTRICT.
- 6) THE SITE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 44007C0168H EFFECTIVE DATE 10/02/2015.
- 7) THIS PROJECT IS TIED INTO THE TOWN OF SMITHFIELD'S HORIZONTAL AND VERTICAL CONTROL NETWORKS.
- 8) THERE IS NO LAND PROPOSED TO BE DEDICATED AS OPEN SPACE.

STREET INDEX
MANN SCHOOL ROAD

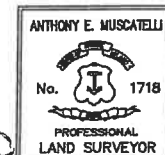
REFERENCES:

- 1) PLAN ENTITLED: "PHASE 1 - RECORD PLAN CORNERS FARM", DATED OCTOBER 1990, PREPARED BY DIPRETE ENGINEERING ASSOC. INC. AND FILED ON PLAT CARD 170 IN THE TOWN OF SMITHFIELD.
- 2) PLAN ENTITLED: "SURVEY PLAN OF LAND 'SASSO PROPERTY' for the SMITHFIELD LAND TRUST on MANN SCHOOL ROAD & COLWELL ROAD in SMITHFIELD, RI A.P. 47 LOTS 33 & 40A", DATED 10/26/14, REF. NO. 15005-2P.
- 3) PLAN ENTITLED: "RECORD PLAN PHASE 2 CORNERS FARM SMITHFIELD, RHODE ISLAND PFA REALTY ASSOCIATES", PREPARED BY DIPRETE ENGINEERING ASSOC. INC. AND FILED IN PLAN BOOK 4 ON PAGE 83 IN THE TOWN OF SMITHFIELD.
- 4) DEED BOOK 467, PAGE 398.

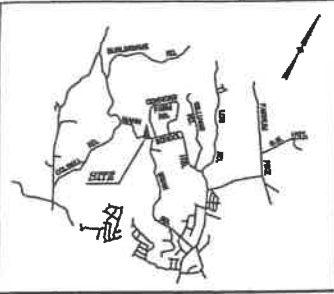
CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.5 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, ON , 2020, AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
MINOR SUBDIVISION

BY *Anthony E. Muscatelli* 10.17.20
ANTHONY E. MUSCATELLI, PLS #1718 ODA #A307 DATE



| | | | |
|--|--|-----------|------------|
| INTERNATIONAL MAPPING & SURVEYING CORP. | | | |
| LAND SURVEYING CIVIL ENGINEERING PHOTOGRAMMETRIC MAPPING | | | |
| 19 INDUSTRIAL DRIVE, SMITHFIELD, R.I. 02917 (401) 232-2620 | | | |
| PRELIMINARY - MINOR SUBDIVISION | | REVISIONS | DATE NO. |
| LAT LAYOUT - RECORD PLAN | | DRAWN BY | P.A.K. |
| for JOHN & KRISTINE YOAKUM | | CKD. BY | A.E.M. |
| on MANN SCHOOL ROAD | | APPRD. BY | A.E.M. |
| in SMITHFIELD, RI | | DATE | 09/17/20 |
| A.P. 47 LOT 34 | | SCALE | 1"=50' |
| | | SHEET | 1 OF 2 |
| | | DWG. NO. | 200604-MIN |



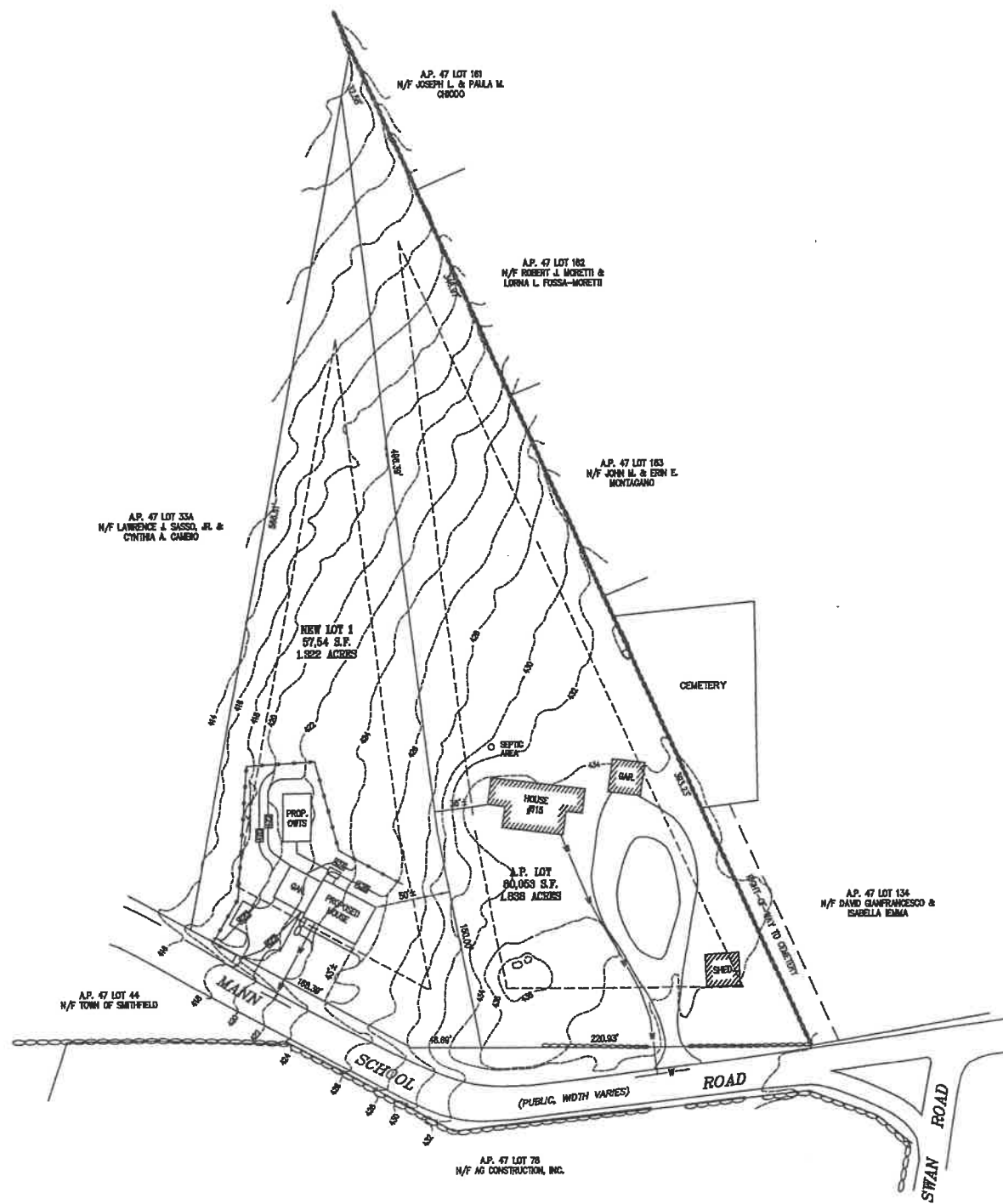
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ZONING R-80

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| AREA | 80,000 S.F. |
| FRONTAGE | 200' |
| SETBACKS: | |
| FRONT | 40' |
| SIDE | 25' |
| REAR | 75' |

LEGEND:

| | |
|--|--|
| EXISTING CONTOUR | |
| PROPOSED CONTOUR | |
| ZONING SETBACK LIMIT | |
| EXISTING STONE WALL | |
| EXISTING WATER LINE | |
| PROPOSED WATER LINE | |
| PROPOSED SILT FENCE OR SILT SOCK EROSION CONTROL | |



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MANN SCHOOL ROAD

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- 3) PLAN ENTITLED "RECORD PLAN PHASE 2 CONNORS FARM SMITHFIELD, RHODE ISLAND (FA REALTY ASSOCIATES)", PREPARED BY DIPRETE ENGINEERING ASSOC., INC AND FILED IN PLAN BOOK 4 ON PAGE 63 IN THE TOWN OF SMITHFIELD.
- 4) DEED BOOK 457, PAGE 386.

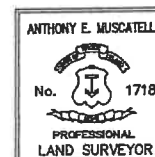
CERTIFICATION:

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TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1
VERTICAL CONTROL STANDARD: V-4
TOPOGRAPHIC SURVEY ACCURACY: T-3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
MINOR SUBDIVISION

BY: *Anthony E. Muscatelli* 9-17-20
ANTHONY E. MUSCATELLI, PLS #171 COA #207 DATE



INTERNATIONAL MAPPING & SURVEYING CORP.
LAND SURVEYING CIVIL ENGINEERING PHOTOGRAMMETRIC MAPPING
19 INDUSTRIAL DRIVE, SMITHFIELD, R.I. 02917 (401) 232-2620

PRELIMINARY - MINOR SUBDIVISION
PROPOSED SITE PLAN
for JOHN & KRISTINE YOAKUM
on MANN SCHOOL ROAD
in SMITHFIELD, RI
A.P. 47 LOT 34

| REVISIONS | DATE | NO. |
|-----------|-----------|-----|
| DRAWN BY | P.A.K. | |
| CKD. BY | A.E.M. | |
| APPRO. BY | A.E.M. | |
| DATE | 09/17/20 | |
| SCALE | 1"=50' | |
| SHEET | 2 OF 2 | |
| DWG. NO. | 200604-51 | |