



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 16, 2023 - 6:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the January 19, 2023 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **STILLWATER DISTRIBUTION - (ID#: 22-01) Pre-Application/Concept Review**

(Continued from January 19, 2023)

Major Land Development

AP 45 / Lot 18 and AP 46 / Lots 71, 72, 73, 74 & 76

295 George Washington Highway

92 Acres (approx.) / HC & PC Zone

Applicant: Wharton Smithfield, LLC

Owners: Jake Development Co., LLC & Rollingwood Acres, Inc.

Engineer: DiPrete Engineering

- a. The Board will review the submission with the applicant and provide input for future review stages.

NEW BUSINESS

1. **HELPING HANDS - (ID#: 22-06) – Public Hearing**

Comprehensive Permit Application / Minor Subdivision Project – Preliminary Plan Review

AP 25 / Lot 133 – 29 Leland Mowry Drive

.745 Acres (approx.) / 4 Lots / R-20 Zone

Applicant/Owner: Helping Hands Community Partners, Inc.

Surveyor: Kelly Land Services, Inc.

- a. The Board will review and discuss the proposed submission with the project proponent.
- b. The Board will conduct a public hearing to receive input on the proposed project.
- c. The Board may schedule a site visit or waive the requirement.
- d. 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.
- e. The Board may authorize the Town Planner to prepare a written decision consistent with the Board's findings of fact and motion for signature by the Chair and subsequent recording.

2. **RIVERBEND CONDOS - (ID#: 23-01) – Public Hearing**

Comprehensive Permit Application / Minor Land Development Project – Preliminary Plan Review
AP 24 / Lot 89 – 40 Farnum Pike
.6 Acres (approx.) / R-20 Zone
Applicant/Owner: Mowry Development, LLC
Engineer: Advanced Civil Design, Inc.

- a. The Board will review and discuss the proposed submission with the project proponent.
- b. The Board will conduct a public hearing to receive input on the proposed project.
- c. The Board may schedule a site visit or waive the requirement.
- 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.
- e. The Board may authorize the Town Planner to prepare a written decision consistent with the Board's findings of fact and motion for signature by the Chair and subsequent recording.

4. SUNN BUILDERS - (ID#: 23-02) Pre-Application/Concept Review

Major Land Development
AP 35 / Lots 1, 1A, 1D & 2
272 Putnam Pike
8.49 Acres (approx.) / HC Zone
Applicant: Sunn Builders, Inc.
Owners: Sunn Builders, Inc. & Clover Leaf Ret, LLC
Engineer: Crossman Engineering

- a. The Board will review the submission with the applicant and provide input for future review stages.

5. BRYANT UNIVERSITY CAMPUS WIDE - (ID#: 22-09) – Public Hearing

Athletic Field Improvements

Major Land Development – Preliminary Plan Review
AP 49 / Lots 120 & 125 – 1150 Douglas Pike / 19 Brayton Rd
Field Area 17.75 Acres (approx.) / Zone: PD
Applicant/Owner: Bryant University
Engineer: Joe Casali Engineering, Inc.

- a. The Board will review and discuss the proposed submission with the project proponent.
- b. The Board will conduct a public hearing to receive input on the proposed project.
- 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.
- d. The Board may authorize the Town Planner to prepare a written decision consistent with the Board's findings of fact and motion for signature by the Chair and subsequent recording.

6. REVIEW PROPOSED AMENDMENTS TO THE ZONING ORDINANCE

AMENDMENTS - Including: Section 1.3 Establishment of Zoning Districts, Article 4 – Use Regulations and 4.4 Supplementary Use Regulations, establishing an Open Space District; 1.5 Zone Boundaries, Article 4 Use Regulations , 4.3 Table of Uses, 5.11. Solar Energy Systems, Section 2 Definitions, 5.11.7 Additional Requirements For Principal Solar Energy Systems In Residential Zoning Districts (R-20, R-20M, R-Med, R-80 And R-200).

- a. The Board may vote to recommend that the Town Council adopt all, some or none of the proposed amendments or may recommend different language for the proposed amendment.
- b. The Board may continue the matter for further discussion at a future meeting.

Agenda posted: February 10, 2023

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.