



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, July 21, 2022 - 6:00 PM**

CONSENT AGENDA

1. **MINUTES:** Discuss and approve the May 19, 2022 and June 16, 2022 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **WHIPPLE WOODS (ID#: 22-03) - MASTER PLAN REVIEW (continued from June 16, 2022)**

Major Subdivision – Public Informational Meeting

AP 42 / Lot 12 – 170 Whipple Road

40.91 Acres (approx.) / 9 Lots / Zone: R-80 (Conservation)

Applicant / Owner: Louie Capital LLC & MAS Capital LLC; CAS Capital LLC & ERS Capital LLC

Engineer: Jeffrey C. Hanson, P.E. – Millstone Engineering, PC

- a. The Board will review and discuss the proposed submission with the project proponent.
- b. The Board will conduct a public informational hearing to receive input 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.
- 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.

NEW BUSINESS

1. **WHISPERING PINES – Subdivision / Major Change to a Recorded Plat**

Subdivision – Preliminary Plan Review – Public Hearing

AP 44 / Lot 54 – 13 Chiswick Road

4.8 Acres (approx.) / 3 Lots / Zone: R-20

Applicant: Frank & Maria Simonelli

Owner: Frank & Maria Simonelli Rev. Int. Trusts

Surveyor: Lou Calcagni, Jr., P.L.S. #1697

- 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.

2. WILLIAMS ROAD SUBDIVISION (ID# 22-07) - MASTER PLAN REVIEW

Major Subdivision – Master Plan Review

AP 46 / Lot 17 – 82 Williams Road

10 Acres (approx.) / 2 Lots / Zone: R-80

Applicant/Owner: Boyle Family Revocable Trust – Russel J. & Rhonda J. Boyle Trustee

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 informational 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 make a recommendation to the Zoning Board of Review on required dimensional relief required for the project.
- f. 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.

3. EARL GREY ESTATES (Tea Lots) - (ID#: 19-005) Request for Extension of Master Plan Approval

Major Land Development - 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: Low Density Residential (R-80), Medium Density Residential (R-MED) and Commercial (C)

Applicant/Owner: Smithfield Estates, LLC; Earl Grey Estates, LLC

- a. The Board will conduct the project's annual review.
- b. The Board will vote on approval of the extension.

Agenda posted: July 15, 2022

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.