



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, August 18, 2022 - 6:00 PM**

CONSENT AGENDA

1. **MINUTES:** Discuss and approve the July 21, 2022 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **WHIPPLE WOODS (ID#: 22-03) - MASTER PLAN REVIEW**

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. **STILLWATER PLAT (ID#: 22-05) PRELIMINARY PLAN REVIEW**

Major Subdivision – Public Hearing

AP 21 / Lot 38 – 160 Stillwater Road

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

Applicant/Owner: Robert & Maria Kerwin

Engineer: InSite Engineering Services, LLC.

- 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. RESIDENCES AT GREENVILLE FARMS (ID#: 22-08) PRE-APPLICATION/CONCEPT REVIEW

Comprehensive Permit Application - Major Land Development

AP 21 / Lot 38 – 160 Stillwater Road

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

Applicant/Owner: Robert & Maria Kerwin

Engineer: InSite Engineering Services, LLC.

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

3. REVIEW PROPOSED AMENDMENTS TO THE ZONING ORDINANCE

- Including: A new Section titled Article 9.5 Contaminated Groundwater Overlay District

- 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.

4. DEER RUN ESTATES – Recommendation to the Town Council to award the *West Farm Road*

Repair Services contract to RICON, proceed with work to install street lights as proposed by the Town’s Street Light vendor (Prism) and to utilize bond funds held by the Town for such work.

AP 45/Lot 61 – Clark Road

53.85 Acres (approx.)/20 Proposed lots/R80 Zoning District

Applicants/Owners: Clark Homes, LLC

Surveyor: Michael R. Darveau, PLS

5. ELECTION OF OFFICERS

Nominate and vote upon the election of the following officers:

- a. Chair
- b. Vice Chair
- c. Secretary

Agenda posted: August 12, 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.