



# SMITHFIELD PLANNING BOARD

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

## **SPECIAL MEETING NOTICE & AGENDA** **THURSDAY, September 8, 2022 - 6:00 PM**

### **EMERGENCY EVACUATION AND HEALTH NOTIFICATION**

#### **CONSENT AGENDA**

1. **NONE.**

#### **REGULAR AGENDA**

##### *OLD BUSINESS*

1. **WHIPPLE WOODS (ID#: 22-03) - MASTER PLAN REVIEW** (continued from August 18, 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. **NONE.**

**Town Solicitor's Report:** Discussion regarding recent changes to the law from the 2022 Legislative Session, including required training for planning board members, changes to low and moderate income housing, including counting accessory dwelling units and counting deed restricted and market rate units in multifamily housing, repurposing vacant and unused school buildings for affordable housing, elimination of pre-application conference for comprehensive permits, and changes to quorum requirements for approval of projects.

#### **Agenda posted: September 1, 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.