



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, November 17, 2022 - 6:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES:** Discuss and approve the October 20, 2022 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **REVIEW PROPOSED AMENDMENTS TO THE ZONING ORDINANCE**

Continued from October 20, 2022

Including: Section 1.5 Zone Boundaries, 5.10 Inclusionary Zoning, M. Fees In-lieu of Fees; 5.11. Solar Energy Systems, Section 2 Definitions, 5.11.4 Accessory Solar Energy Systems

- 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.

NEW BUSINESS

1. **THE SAND TRACE - PHASE I, II, & III - (ID#18-003)**

Comprehensive Permit Application / Major Land Development – Final Plan Review

AP 46 / Lot 10 – 8 Mann School Road

54.73 Acres / 1 Lot / R-80 Zone

Applicant/Owner: Sand Trace, LLC

Engineer: Audie Osgood, P.E. - DiPrete Engineering

- a. The Board will review and discuss the proposed submission with the project proponent.
- b. The Board may approve the Final Plan as submitted, approve with changes and/or conditions, deny the application or continue the meeting to a future date.
- c. 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. **HELPING HANDS - (ID#22-06)**

Comprehensive Permit Application / Minor Subdivision - Pre-App/Concept Review

AP 25 / Lot 133 – 29 Leland Mowry Drive

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

Applicant/Owner: Helping Hands Community Partners, Inc.

Surveyor: Kelly Land Services, Inc. - Patricia A. Kelly, PLS #

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

Agenda posted: November 10, 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.