



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, December 8, 2022 - 6:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES:** Discuss and approve the November 17, 2022 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

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

Continued from November 17, 2022

Including: 5.11.2 Solar Energy Systems, Section 2 Definitions, 5.11.4 Accessory Solar Energy Systems, 5.11.6 General Requirements 5.11.7 Additional Requirements and 4.3 Table of Uses, D -19 Medium Scale 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. **RESIDENCES AT GREENVILLE FARMS - (ID#: 20-08) – PUBLIC HEARING**

Comprehensive Permit Application / Major Land Development Project – Master Plan Review
AP 44 / Lot 82 – 89 West Greenville Road

43 Acres / R-80 Zone

Applicant/Owner: West Greenville Road, LLC

Engineer: Garofalo & Associates, 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.

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.

3. RUIBIUS THERAPEUTICS - Request for Extension of Master Plan Approval

AP 49 / Lot 78 – 30 Hanton City Road

15.55 Acres (approx.) / PCD-B Zone

Applicant/Owner: Rubius Therapeutics, Inc.

Engineer: Joe Casali Engineering, Inc.

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

4. DISCUSSION OF 2023 PLANNING BOARD MEETING SCHEDULE DATES

Agenda posted: December 2, 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.