



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA THURSDAY, May 18, 2023 - 6:00 PM

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES:** Discuss and approve the April 20, 2023 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **STILLWATER DISTRIBUTION - (ID#: 22-01) Public Hearing**

Major Land Development – Preliminary Plan Review

AP 45 / Lot 18 and AP 46 / Lots 71, 72, 73, 74 & 76

295 George Washington Highway

92 Acres (approx.) / HC & PC Zone

Applicant: Wharton Smithfield, LLC

Owners: Jake Development Co., LLC & Rollingwood Acres, Inc.

Engineer: DiPrete Engineering

- a. The Board will first address the applicant's request for a waiver for submission items required pursuant to the subdivision regulations and associated checklist requirements, including a waiver of the physical alteration permit and freshwater wetland alterations permit.

If either waiver is denied, the matter will be referred back to the administrative officer to issue a certificate of incompleteness and the Board will not proceed with items b through f below. If both waivers are granted, the Board will proceed with items b. through f below.

- b. The Board will review and discuss the proposed submission with the project proponent.
- c. The Board will conduct a public hearing to receive input on the proposed project.
- d. 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.
- 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.
- f. The Board may vote to have the Final Plan approval be handled administratively.

1. **SUNN BUILDERS - (ID#: 23-02) Informational Meeting** *(Continued from April 20, 2023)*

Major Land Development – Master Plan Review

AP 35 / Lots 1, 1A, 1D & 2 - 270 Putnam Pike

8.49 Acres (approx.) / HC Zone

Applicant: Sunn Builders, Inc.

Owners: Sunn Builders, Inc. & Clover Leaf Ret, LLC

Engineer: Crossman Engineering

- 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 the dimensional relief and special use permits 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.

NEW BUSINESS

2. BLUEFEATHER TRAIL – (ID#: 23-06) Public Hearing

Major Subdivision - Combined Master & Preliminary Plan Review

AP 12 / Lot 54 – 0 Bluefeather Trail

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

Applicant/Owner: Tri Mar Development, LLC

Engineer: Joe Casali Engineering, Inc.

- a. The Board will first address the applicant's request for waivers of roadway width, right of way width, cul-de-sac geometry and for submission items required pursuant to the subdivision regulations and associated checklist requirements, including a waiver of the freshwater wetland alteration permit and site suitability determination.
- b. The Board may vote to combine Master Plan review and Preliminary Plan.
- c. If the Board declines to combine Master Plan review and Preliminary Plan, the Board may hold a public informational meeting on the Master Plan, during which the Board will review and discuss the proposed submission with the project proponent and 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. If the Board votes to combine Master and Preliminary Plan review, it may hold a public hearing, discuss the proposed submission with the project proponent and may approve the Combined Master & Preliminary Plan as submitted, approve with changes and/or conditions, deny the application, or continue the meeting to a future date. The Board may vote to have the Final Plan approval be handled administratively.
- e. The Board may schedule a site visit or waive the requirement.
- 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. WEST RIVER ESTATES – Public Hearing

Comprehensive Permit Application / Major Land Development Project

Request for Reinstatement of Preliminary Plan

AP 24 / Lot 108 – 15 Whipple Road

3.77 Acres (approx.) / 16 Lots / Zone: R-20

Applicant/Owner: Lou Calcagni, III, Limerock Development, LLC

Attorney: Michael D. Resnick, Esq. – KSP Law

- a. The Board will review and discuss the proposed request for reinstatement of the proposed project with the project proponent.
- b. The Board will conduct a public hearing to receive input on the proposed request.
- c. The Board may approve the request for reinstatement based on compliance with the conditions as detailed in Section III, Article M. of the Land development and Subdivision Regulations, deny the request, or continue the meeting to a future date.
- d. The Board may vote to have the Final Plan approval be handled administratively.

Agenda posted: May 12, 2023

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.