



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA THURSDAY, July 20, 2023 - 6:00 PM

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the June 15, 2023 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **NONE.**

NEW BUSINESS

1. **DRG ACRES – (ID#: 23-09) Pre-Application / Concept Review**

Minor Subdivision – Pre-Application/Concept Review

AP 42 / Lot 64 – 332 Douglas Pike

8.24 Acres (approx.) / 4 Lots / R-80 Zone

Applicant/Owner: DRG Realty, LLC

Engineer: Garofalo & Associates, Inc.

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

2. **RAY SUBDIVISION - (ID#: 23-05) Final Plan Review**

Minor Subdivision – Final Plan Review

AP 26 / Lot 27 – 292 Waterman Avenue

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

Applicant/Owner: J. Theodore Ray & Sandra Ray

Surveyor: Kelly Land Services, Inc.

- 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.

3. EARL GREY ESTATES ‘Tea Lots’ - Request for Extension of Master Plan Approval

AP 40 / Lots 1-169, 179-200, 208-235, 241-271, 274-298, 300-329, 333-360, 364-382, 389-414, 416-440 and AP 42 / Lot 139 – Douglas Pike & Ridge Road

43.4 Acres / Zoning District: Low Density Residential (R-80), Medium Density Residential (R-MED) and Commercial (C)

Applicant/Owner: Smithfield Estates, LLC; Earl Grey Estates, LLC

- a. The Board will conduct the project’s annual review.
- b. The Board will vote to approve or deny the extension.

Agenda posted: July 14, 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.