



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, August 31, 2023 - 6:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the June 15, 2023 and July 20, 2023 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **NONE.**

NEW BUSINESS

1. **WHIPPLE FARM - (ID#: 23-08) Public Hearing**

Major Subdivision – Preliminary Plan Review

AP 42 / Lot 11A – Whipple Road

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

Applicant/Owner: Michael & Monique Sabatino

Engineer: InSite Engineering

- 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 approve the Preliminary 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.
- e. The Board may vote to have the Final Plan approval be handled administratively.

2. **WILLIAMS ROAD - (ID#: 23-10) Informational Meeting**

Major Subdivision – Master Plan Review

AP 47 / Lot 23 – 117 Williams Road

5.54 Acres (approx.) / 2 Lots / Zone: R-80

Applicant/Owner: Richard McKenna

Engineer: Joe Casali Engineering, Inc.

- 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 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. BRYANT UNIVERSITY CAMPUS WIDE MASTER PLAN (ID#: 22-09) Informational meeting

Major Land Development – Master Plan Review
AP 49 / Lots 120, 125 & 126 – 1150 Douglas Pike
321 Acres (approx.) / Zone: PD
Applicant/Owner: Bryant University
Engineer: Joe Casali Engineering, Inc.

- 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 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.

4. REVIEW PROPOSED AMENDMENTS TO ZONING ORDINANCE SECTION 5.11. SOLAR ENERGY SYSTEMS - Including: 5.11.5 Principal Solar Energy Systems and 5.11.6 General Requirements for Accessory and Principal 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.

Agenda posted: August 25, 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.