



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, September 21, 2023 - 6:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the August 31, 2023 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **NONE.**

NEW BUSINESS

1. **DRG ACRES - (ID#: 23-09) Informational Meeting**

Major Subdivision – Master Plan Review

AP 42 / Lot 64 – 332 Douglas Pike

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

Applicant/Owner: DRG Realty, 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 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 Town Council on the requested zone change.
- f. The Board may make a recommendation to the Zoning Board of Review on the requested dimensional relief.
- g. 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. **HERITAGE HILLS NURSING CENTER - (ID#: 23-11) Informational Meeting**

Major Land Development – Master Plan Review

AP 42 / Lot 138 – 80 Douglas Pike

7,464 sq. ft. (approx.) Building Addition / Zone: PD

Applicant/Owner: Heritage Hills Property, LLC

Engineer: D'Amico Engineering Technology, 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 make a recommendation to the Zoning Board of Review on the special use permit required for the project.
- e. 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.
- 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. WHIPPLE WOODS - (ID#: 22-03) Request for Extension of Master Plan Approval

Major Subdivision – Master Plan Review

AP 42 / Lot 12 – 170 Whipple Road

40.91 Acres (approx.) / 9 Lots / Zone: R-80 (Conservation)

Applicant / Owner: Louie Capital LLC & MAS Capital LLC; CAS Capital LLC & ERS Capital LLC

Engineer: Jeffrey C. Hanson, P.E. – Millstone Engineering, PC

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

4. ELECTION OF OFFICERS

Nominate and vote upon the election of the following officers:

- a. Chair
- b. Vice Chair
- c. Secretary

Agenda posted: September 15, 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.