



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, November 16, 2023 - 6:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the October 19, 2023 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **DRG ACRES** - (ID#: 23-09) *Informational Meeting (continued from October 19, 2023)*

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.

NEW BUSINESS

1. **SLEBODA SUBDIVISION** - (ID#: 21-01) *Public Hearing*

Major Subdivision – Preliminary Plan Review

AP 42 / Lot 14 – 169 Whipple Road

14.76 Acres (approx.) / 3 Lots / Zone: R-80

Applicant / Owner: Daniel & Susan Sleboda

Engineer: Timothy Behan, P.E. - Commonwealth Engineers & Consultants, 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 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. WEST GREENVILLE RESIDENCES - (ID#: 23-13) Public Hearing

Comprehensive Permit Application/Major Land Development/ Master Plan

AP 1B / Lot 6 – 719 Putnam Pike

2.42 Acres (approx.) / Zone: MU

Applicant/Owner: Adler Properties, LLC

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 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.
- f. The Board may approve, approve with conditions or deny the requested dimensional relief from the Zoning Ordinance and may grant, grant with conditions or deny the requested waivers from the Land Development and Subdivision Regulations.
- 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.

3. WILLIAMS ROAD – (ID#: 23-10) Public Hearing

Major Subdivision – Preliminary 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 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.

4. RUIBIUS THERAPEUTICS – Second Request for Extension of Master Plan Approval

AP 49 / Lot 78 – 30 Hanton City Road

15.55 Acres (approx.) / PCD-B Zone

Applicant/Owner: DIV Technology Way, LLC - The Davis Companies (Previously 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.

5. REVIEW PROPOSED AMENDMENTS TO THE ZONING ORDINANCE AMENDMENTS -

Including: Sections 4.4 Supplementary Use Regulations and 4.3 Table Of Uses of The Smithfield Zoning Ordinance by Adding a new Use Category Entitled "Battery Energy Storage Facility", amendments that change certain uses that are currently allowed by Special Use Permit to uses that are Prohibited in all Zoning Districts; reference is made to the Zoning Ordinance Table of Uses in Section 4.3 and Section 9.4.8, Table 3-EGO-Land Uses to review any of the currently allowed uses by Special Use Permit in any zoning district as the amendments to change to Prohibited Uses applies to all zoning districts; and amendments that add criteria to certain uses allowed by Special Use Permit

- 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: November 9, 2023, Revised, November 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.