



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA

THURSDAY, December 21, 2023 - 6:00 PM

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the November 16, 2023 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **WEST GREENVILLE RESIDENCES** - (ID#: 23-13) ***Public Hearing*** (continued from November 16, 2023)

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.
- 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 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.
- 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

1. **THE SAND TRACE** – ***Request for Extension of Final Plan Approval***

Comprehensive Permit Application / Major Land Development

AP 46 / Lot 10 – 8 Mann School Road and Log Road

54.95 Acres / 1 Lot / R-80 Zone

Applicant/Owner: Sand Trace, LLC

Engineer: DiPrete Engineering

- a. The Board will conduct the project's annual review.
- b. The Board will vote on approval of the extension.

2. 230-250 GEORGE WASHINGTON HIGHWAY - (ID#: 23-04) Informational Meeting

Major Land Development – Master Plan Review

AP 46 / Lots 67 & 411 – 230 & 250 George Washington Highway

6.22 Acres (approx.) / PCD (EGOD) Zone

Applicant/Owner: Ballettos Realty, LLC

Engineer: DiPrete Engineering

- a. The Board will first address the applicant's request for a waiver for a submission item required at Master Plan stage pursuant to the Zoning Ordinance Section 9.4.6, E. Traffic Study and Mitigation Plan.
- b.

If the 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 informational hearing to receive input on the proposed project.
- d. The Board may schedule a site visit or waive the requirement.
- 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. BRYANT UNIVERSITY CAMPUS WIDE – Field House

(ID#: 22-09) Public Hearing

Major Land Development – Preliminary Plan Review

AP 49 / Lot 125 – 1150 Douglas Pike

7.21 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 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. BRYANT UNIVERSITY – 100 Salem Street

Recommendation to Zoning Board of Review on Special Use Permit

AP 49 / Lot 226 – 100 Salem Street

29.6 Acres (approx.) / Zone: PC

Applicant/Owner: Bryant University

Engineer: Joe Casali Engineering, Inc.

5. REVIEW PROPOSED AMENDMENTS TO THE ZONING ORDINANCE

Including: amendments to Sections 4.3 Table Of Uses by adding a new Use Category Entitled “*Wind Energy Facilities*” and amending Section 5.10 Inclusionary Zoning by eliminating the fee in-lieu of option and increasing the density bonus in compliance with revisions to the Zoning Enabling Act 45-24.

- 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.

6. APPOINTMENTS: Soil Erosion Committee

Agenda posted: December 15, 2023, Rev. 12/18

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.