



# SMITHFIELD PLANNING BOARD

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

## MEETING NOTICE & AGENDA

**THURSDAY, June 20, 2024 - 6:00 PM**

### **EMERGENCY EVACUATION AND HEALTH NOTIFICATION**

#### **CONSENT AGENDA**

1. **MINUTES**: Discuss and approve the May 16, 2024 meeting minutes.

#### **REGULAR AGENDA**

##### *OLD BUSINESS*

None

##### *NEW BUSINESS*

1. **365 GEORGE WASHINGTON HIGHWAY LLC - (ID#: 24-01) Public Hearing for Unified Development Review**

Minor Land Development – Preliminary Plan Review

AP 48 / Lot 49 – 365 George Washington Highway

1.65 Acres (approx.) / Zone: Light Industrial / Economic Growth Overlay

Applicant/Owner: 365 George Washington Highway, LLC

Engineer: Verdantas

- 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. May approve the application for zoning relief as submitted, approve with changes and/or conditions, deny the application or continue the meeting to a future date.
- d. The Board may schedule a site visit or waive the requirement.
- e. 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.
- 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.
- g. The Board may vote to have the Final Plan approval be handled administratively.

2. **CLYNES - 29 EAST PROSPECT - (ID#: 24-02 ) Public Hearing for Unified Development Review**

Minor Subdivision – Preliminary Plan Review

AP 42 / Lot 131 – 29 East Prospect Street

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

Applicant/Owner: Kevin F. Clynes

Engineer/Surveyor: Canavan & Associates, Construction Surveying, 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. May approve the application for zoning relief as submitted, approve with changes and/or conditions, deny the application or continue the meeting to a future date.
- d. The Board may schedule a site visit or waive the requirement.
- e. 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.
- 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.
- g. The Board may vote to have the Final Plan approval be handled administratively.

**3. MOWRY HILL COMMONS (ID# 18-007) – Recommendation on whether the Proposed Modification is a Minor Modification that can be approved administratively by the Administrative Officer**

Major Land Development Project  
 AP 46 / Lot 63 – 150 George Washington Highway  
 3 Acres / 1 Lot / Zone: PC / EGOD  
 Applicant/Owner: Mowry Development, LLC  
 Engineer: Joe Casali Engineering, Inc.

- a. The Board will review and discuss the proposed submission with the project proponent.
- b. The Board may make a recommendation to the Planning Department whether the Proposed Modification is a Minor Modification that can be approved administratively by the Administrative Officer

**4. THE CAROLINA DEVELOPMENT (Formerly Helping Hands) (ID# 22-06)**

Comprehensive Permit Application / Minor Subdivision Project  
 Final Plan Review  
 AP 25 / Lot 133 – 29 Leland Mowry Drive  
 .745 Acres (approx.) / 4 Lots / R-20 Zone  
 Applicant/Owner: La Nona Construction, LLC  
 Engineer: Tim J. Behan, P.E., Commonwealth Engineering

**Agenda posted: June 14, 2024 Revised: June 17, 2024**

**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.