



SMITHFIELD PLANNING BOARD

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

MEETING NOTICE & AGENDA

THURSDAY, August 15, 2024 - 6:00 PM

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the July 18, 2024 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **CLYNES - 29 EAST PROSPECT - (ID#: 24-02) (Continued from July 18, 2024)**

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. The Board may approve requested waivers
- 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. **MOWRY HILL COMMONS - (ID#: 18-007) PUBLIC HEARING**

Major Change to a Preliminary Plan for a 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 plan modifications with the project proponent.
- b. The Board will conduct a public hearing to receive input on the proposed project modifications.
- e. The Board may approve the modified 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.

NEW BUSINESS

1. EMILIA’S WAY (260 OLD COUNTY ROAD) – (ID#: 24-05) PUBLIC HEARING

Minor Subdivision - Preliminary Plan Review

AP 43 / Lot 75 – 260 Old County Road

6.5 acres (approx.) / 3 Lots / Zone: RMED

Applicant/Owner: KLRS Realty 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. May approve the requested for waivers 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. 0 OLD COUNTY ROAD - (ID#: 24-06)

Comprehensive Permit Application / Major Land Development Project – Pre-Application/Concept Review

AP 43 / Lot 076 Old County Road

8.5 Acres / RMED Zone

Applicant/Owner: Kegan Labonte

Engineer: Joe Casali Engineering Inc.

- a. The Board will review the submission with the applicant and provide input for future review stages.

3. WHIPPLE WOODS (ID#: 22-03) MASTER PLAN REVIEW

Major Subdivision – Public Informational Meeting

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 on approval of the extension.

4. REVIEW PROPOSED AMENDMENTS TO THE ZONING ORDINANCE

Including: amendments to Article 2, Definitions, Article 4, Section 4.3 Table of Uses and Article 4, Section 4.4 Supplementary Use Regulations, by adding a new definition and use category and for a new use entitled, “*Dwelling unit, short-term rental*”

- 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 9, 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.