



SMITHFIELD PLANNING BOARD

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

MEETING NOTICE & AGENDA

THURSDAY, SEPTEMBER 19, 2024 - 6:00 PM

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES:** Discuss and approve the August 15, 2024 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **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.
- c. 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.
- 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. **EMILIA'S WAY (260 OLD COUNTY ROAD) – (ID#: 24-05) PUBLIC HEARING (Con. From 8-15-24)**

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 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 approve the Preliminary Plan as submitted, approve with changes and/or conditions, deny the application or continue the meeting to a future date.
- e. 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.
- f. The Board may vote to have the Final Plan approval be handled administratively.

NEW BUSINESS

1. **EARL GREY ESTATES ‘Tea Lots’ - (ID#: 19-005) Request for Extension of Master Plan Approval**
Major Land Development Project
AP 40 / Lots 1-169, 179-200, 208-235, 241-271, 274-298, 300-329, 333-360, 364-382, 389-414, 416-440
and AP 42 / Lot 139 – Douglas Pike & Ridge Road
43.4 Acres / Zoning District: Planned Development (PD)
Applicant/Owner: Smithfield Estates, LLC; Earl Grey Estates, LLC
 - a. The Board will conduct the project’s annual review.
 - b. The Board will vote to approve or deny the extension.

2. **AUSTIN AVENUE – (ID#: 24-07)**
Minor Subdivision – Pre-Application/Concept Review
AP 47 / Lot 56 – 113 Austin Avenue
10 acres (approx.) / 3 Lots (proposed)/ Zone: R-80
Applicant/Owner: Frank Simonelli
Engineer: Advanced Civil Designs Inc.
 - a. The Board will review the submission with the applicant and provide input for future review stages.

3. **THE BOARD ROOM (95 DOUGLAS PIKE) – (ID#: 24-08) PUBLIC HEARING**
Requests for dimensional relief including: front, rear and side yard setback, as well as the setback distance from a residential zone will be considered by the Planning Board.
Minor Land Development Land Development - Preliminary Plan Review
AP 40 / Lot 442 & AP 40 / Lot 249 – 95 Douglas Pike
.2 acres (approx.) & .14 acres / 2 Lots / Zone: C
Applicant/Owner: DRG Realty LLC
Engineer: Garofalo & Associates
 - 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.

4. **PUBLIC COMMENT**

Agenda posted: September 13, 2024 (Revised per September 16, 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.