



SMITHFIELD PLANNING BOARD

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

MEETING NOTICE & AGENDA

THURSDAY, OCTOBER 17, 2024 - 6:00 PM

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES:** Discuss and approve the September 19, 2024 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **EMILIA'S WAY (260 OLD COUNTY ROAD)** – (ID#: 24-05) PUBLIC HEARING **(Cont. From 9-19-24)**

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. The Board 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

2. **RESIDENCES AT LONGHOUSE-** (ID#: 23-13) *Public Hearing*

Comprehensive Permit Application/Major Land Development/ Preliminary 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 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.
- 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.

1. **APPOINTMENT TO TECHNICAL REVIEW COMMITTEE**

2. **PUBLIC COMMENT**

Agenda posted: October 11, 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.