



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA **THURSDAY, April 20, 2023 - 6:00 PM**

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the March 23, 2023 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **SUNN BUILDERS - (ID#: 23-02) Informational Meeting** *(Continued from March 23, 2023)*

Major Land Development – Master Plan Review

AP 35 / Lots 1, 1A, 1D & 2 - 270 Putnam Pike

8.49 Acres (approx.) / HC Zone

Applicant: Sunn Builders, Inc.

Owners: Sunn Builders, Inc. & Clover Leaf Ret, LLC

Engineer: Crossman Engineering

- a. The Board will review and discuss the proposed submission with the project proponent.
- b. The Board will conduct a public informational hearing to receive input on the proposed project.
- c. The Board may schedule a site visit or waive the requirement.
- 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 make a recommendation to the Zoning Board of Review on the dimensional relief and special use permits required for the project.
- 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.

2. **REVIEW PROPOSED AMENDMENTS TO THE ZONING ORDINANCE**

Including: 4.3 Table of Uses, 4.4 Supplementary Use Regulations, Section M. Adult Use Cannabis, 5.11. Solar Energy Systems, 5.11.2 Definitions; 4.11.4 Assessor Solar Energy Systems; 5.11.7 Additional Requirements For Principal Solar Energy Systems In Residential Zoning Districts (R-20, R-20M, R-Med, R-80 And R-200) and 5.11.8 Additional Requirements For Principal Solar Energy Systems In Non-Residential Zoning Districts.

- 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.

NEW BUSINESS

1. **STILLWATER DISTRIBUTION - (ID#: 22-01) Public Hearing**

Major Land Development – Preliminary Plan Review

AP 45 / Lot 18 and AP 46 / Lots 71, 72, 73, 74 & 76
295 George Washington Highway
92 Acres (approx.) / HC & PC Zone
Applicant: Wharton Smithfield, LLC
Owners: Jake Development Co., LLC & Rollingwood Acres, Inc.
Engineer: DiPrete Engineering

- a. The Board will first address the applicant's request for a waiver for submission items required pursuant to the subdivision regulations and associated checklist requirements, including a waiver of the physical alteration permit and freshwater wetland alterations permit.

If either 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 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 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.

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

Major Land Development – Pre-Application / Concept Review
AP 46 / Lots 67 & 411 – 230 & 250 George Washington Highway
2.53 Acres (approx.) / 2 Lots / PCD (EGOD) Zone
Applicant/Owner: Ballettos Realty, LLC
Engineer: DiPrete Engineering

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

3. RAY SUBDIVISION - (ID#: 23-05)

Minor Subdivision – Preliminary Plan Review
AP 26 / Lot 27 – 292 Waterman Avenue
.72 Acres (approx.) / 2 Lots / R-20 Zone
Applicant/Owner: J. Theodore Ray & Sandra Ray
Surveyor: Kelly Land Services, Inc.

- a. The Board will review and discuss the proposed submission with the project proponent.
- b. 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.
- c. The Board may make a recommendation to the Zoning Board of Review on the dimensional relief required for the project.
- 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.

Agenda posted: April 14, 2023

Revised: April 17, 2023

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.