



SMITHFIELD PLANNING BOARD

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

REGULAR MEETING NOTICE & AGENDA THURSDAY, June 15, 2023 - 6:00 PM

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the May 18, 2023 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **STILLWATER DISTRIBUTION - (ID#: 22-01) Public Hearing (continued from May 18, 2023)**

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 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 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.

NEW BUSINESS

1. **COMPASS SELF STORAGE – (ID#: 23-07) Informational Meeting**

Major Land Development – Master Plan Review

AP 48 / Lot 4C – 400 George Washington Highway

6.47 Acres (approx.) / HC Zone

Applicant/Owner: Amsdell Storage Ventures 73, LLC

Engineer: Millstone Engineering, P.C.

- 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 permit 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. 230-250 GEORGE WASHINGTON HIGHWAY - (ID#: 23-04) Informational Meeting

Major Land Development – Master Plan Review
AP 46 / Lots 67 & 411 – 230 & 250 George Washington Highway
6.22 Acres (approx.) / PCD (EGOD) Zone
Applicant/Owner: Ballettos Realty, LLC
Engineer: DiPrete Engineering

- a. The Board will first address the applicant's request for a waiver for submission items required at Master Plan stage pursuant to the Zoning Ordinance Section 9.4.6, E. Traffic Study and Mitigation Plan and F. Building Architectural Report/Plans.

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 informational 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 Master 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.

3. WHIPPLE FARM - (ID#: 23-08) Informational Meeting

Major Subdivision – Master Plan Review
AP 42 / Lot 11A – Whipple Road
13.2 Acres (approx.) / 4 Lots / R-80 Zone
Applicant/Owner: Michael & Monique Sabatino
Engineer: InSite Engineering

- a. The Board will first address the applicant's request for a waiver of the subdivision regulations Section V. Article E. Lots, (4) Lot Boundaries which prohibits interior lot angles greater than 200 degrees.
- b. The Board will review and discuss the proposed submission with the project proponent.
- c. The Board will conduct a public informational 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 Master 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.

4. AUTHORIZATION OF PY 2022 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

- a. Discuss the application with planning staff.
- b. Vote to certify that the application is consistent with the Comprehensive Community Plan.

Agenda posted: June 9, 2023, Rev. June 12, 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.