



SMITHFIELD PLANNING BOARD

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

MEETING NOTICE & AGENDA

THURSDAY, May 16, 2024 - 6:00 PM

EMERGENCY EVACUATION AND HEALTH NOTIFICATION

CONSENT AGENDA

1. **MINUTES**: Discuss and approve the March 21, 2024 and March 25, 2024 meeting minutes.

REGULAR AGENDA

OLD BUSINESS

1. **DRG ACRES** - (ID#: 24-03) **Public Hearing for Unified Development Review**

Requests for dimensional relief including: lot frontage, lot width and rear yard setback will be considered by the Planning Board.

Minor Subdivision – Preliminary Plan Review

AP 42 / Lot 64 – 332 Douglas Pike

8.2 Acres (approx.) / 4 Lots / Zone: R-80

Applicant/Owner: DRG Realty, LLC

Engineer: Garofalo & Associates, 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.

2. **GDM ESS, LLC** - (ID#: 23-12) ***Informational Meeting (Based on a Request from the Applicant the meeting will be continued to a future date pending the outcome of an appeal of a decision of the Deputy Zoning Official)***

Major Land Development – Master Plan Review

AP 43 / Lot 53 – 155 Mountindale Road

21.39 Acres (approx.) / Zone: R-80

Applicant/Owner: GDM ESS, LLC

Engineer: DiPrete 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 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. CLYNES - 29 EAST PROSPECT - (ID#: 24-02) Pre-Application / Concept Review

Minor Subdivision – Pre-Application/Concept 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 the submission with the applicant and provide input for future review stages.

4. CANTON COURT - Conversion of Performance to Maintenance Bond & Acceptance of Public Improvements

AP 45 / Lot 76 – Canton Court

Owner/Applicant: Michael Greico

- a. Review and discuss the proposed request.
- b. The Board may approve the request as submitted, approve with changes, deny the request, or continue the item to a future date.

Agenda posted: May 13, 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.