

PLANNING BOARD

64 Farnum Pike, Smithfield, RI 02917

(401) 233-1017 – (401) 233-1091

March 27, 2008

7:30 PM

AGENDA

 SWEARING IN

 APPROVAL OF MEETING MINUTES

 MISCELLANEOUS

- APPOINTMENT OF ADMINISTRATIVE OFFICER**
- DISCUSSION OF RULES OF PROCEDURE**
- COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION**

DEAN ESTATES (ID#: 06-001)

Major Subdivision – Request for Acceptance of Bond set by Town

Engineer

AP 42/Lot 185

38+Acres/18 Lots/R-80 and R-MED Zone

Owner/Applicant: Lucky Dog Realty, LLC.

Surveyor: Louis Federici, PLS #1646

HIGH RIDGE ESTATES (ID#: 06-011)

**Major Subdivision – Request for Revision to Final Plan Approval –
Request for Phasing the Development**

AP 22/Lots 30 and AP 42/Lots 125

65+ Acres/37 Lots/R-Med Zone

Applicant: Hoxie Farms, LLC

Engineer: Brian P. Thalmann, PE #6596

**Master Plan Approval granted on 4/22/04, Extension granted 5/26/05,
Preliminary Plan Approval granted on 7/27/06**

SPRAGUE VILLAGE (Phase 2)

**Major Subdivision – Request for Acceptance of Bond set by Town
Engineer**

AP 44/Lot6 22C and AP 47/Lot 56A, 57

Applicant: Frank Simonelli

2 7+Acres/13 Lots/R-20 and R-80 Zones

Owner: Sprague Village, LLC.

Engineer: Christopher Duhamel, PE #5013

 OLD BUSINESS

1. SWAN ORCHARD FARMS (ID#: 05-011) PUBLIC HEARING

Major Subdivision – Preliminary Plan

AP 47/Lot 77 – Swan Road

53+ Acres/17 Lots/R-80 Zone

Applicants: Churchill & Banks, LLC.

Owners: Ernest & Antonette Matteo

Engineer: Christopher Duhamel, PE #5013

2. WALCOTT VILLAGE .(ID#: 05-004) INFORMATIONAL MEETING

Major Land Development – Master Plan

AP 43/Lot 21A, 21C – Putnam Pike

27+ Acres/1 Lot/Planned Development Zone

Applicants/Owner: Casmatt, LLC.

Engineer: Cataldo Associates

3. SMITHFIELD OFFICE CENTER (ID#: 07-018) INFORMATIONAL MEETING

Major Land Development – Master Plan [THE APPLICANT HAS REQUESTED A ONE

AP 46/Lot 85 – Douglas Pike MONTH CONTINUANCE TO 04/24/08]

36+ Acres/4 Lots/Planned Corporate Zone

Applicants/Owner: Smithfield Office Center, LLC.

Engineer: Scott D. Lindgren, P.E. #8036

4. DOUGLAS PIKE RETAIL CENTER (ID#: 07-019) INFORMATIONAL

MEETING

Major Land Development – Master Plan

AP 46/Lot 75B – Douglas Pike

4+ Acres/1 Lot/Commercial Zone

Applicants/Owner: Richard J. Conti

Engineer: Christopher Duhamel, P.E. #5013 & PLS #1844

5. STILL WATERS PLACE (ID #: 06-014) PUBLIC HEARING

Major Land Development – Preliminary Plan

AP 20/Lot 2 – Stillwater Road

4+ Acres/1 Lot - 32 Units/R-20M Zone

Applicant: Vincent Mesoella

Owner: CVDDI, LLC.

Engineer: Scott D. Lindgren, P.E. #8036

NEW BUSINESS

1. CANTON COURT (ID#:-05-003) PUBLIC HEARING

Major Subdivision – Preliminary Plan

AP 45/Lots 76 & 116 – Clark Road

49+Acres/8 Lots/R-80 Zone

Owner/Applicant: Michael A. Grieco, Sr.

Surveyor: David Provoncil, PE #5160

2. STILLWATER'S EDGE INDUSTRIAL DEVELOPMENT (ID#:

08-001) INFO. MEETING

Major Land Development – Pre-Application and Master Plan – Subject to Zoning

AP 46/Lot 285 – Appian Way

2+ Acres/1 Lot/Industrial Zone

Owner/Applicant: Stillwater’s Edge Realty, LLC.

Engineer: Brian P. Thalmann, P.E. #6596

3. TIRE PROS (ID#: 07-012) PUBLIC HEARING

Major Land Development – Preliminary Plan

AP 48/Lot 4C – George Washington Highway

1+ Acres/1 Lot/Highway Commercial Zone

Applicant: James Melvin, Sr.

Owner: Alco Properties, LLC.

Engineer: John P. Caito Engineering

4. WATERMAN AVENUE/JSD REALTY, LLC. (ID#: 08-002)

Major Land Development – Pre-Application

AP 25/Lot 137

2+ Acres/1 Lot/Commercial Zone

Owner/Applicant: JSD Realty, LLC.

Engineer: David D’Amico, P.E. #6749

Agenda posted: March 11, 2008 Revised: March 20, 2008

NOTE: The Planning Board will hear no further agenda items after 10:30 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.

Handicapped persons and those needing visual or hearing services wishing to attend a Planning Board meeting should contact the Town Manager's Office 48 hours prior to the scheduled meeting by calling 233-1010, or VOICE: 1-800-745-555 TTY.