



# SMITHFIELD PLANNING BOARD

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

## **REGULAR MEETING NOTICE & AGENDA** **THURSDAY, SEPTEMBER 25, 2014- 7:30 PM**

### **ROLL CALL**

### **EMERGENCY EVACUATION AND HEALTH NOTIFICATION**

**SWEARING IN:** Assistant Solicitor, Susan Iannitelli

### **CONSENT AGENDA**

1. **MINUTES:** Discussion and possible action to approve the minutes of the August 28, 2014 Planning Board meeting minutes.

### **REGULAR AGENDA**

#### *NEW BUSINESS*

1. **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE COMMUNITY PLAN** *PUBLIC HEARING*

Amendments are being proposed to the Land Use element, specifically the Future Land Use Map, to include changing the designation of Assessor's Plat 29/Lot 66A; Assessor's Plat 30/Lot 20, and Assessor's Plat 35/Lots 13, 21, 22 owned by **Churchill & Banks Properties, LLC. Walter Paterson, and Robert J. Moreau, Jr.** from Commercial (C) to Planned Development (PD).

- **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE ZONING ORDINANCE AND ZONING MAP**

- a. Zoning Ordinance amendments to Article 4, "Use Regulations", Article 5, §5.3.4 "Buffers", §5.4 "Dimensional Regulations", §5.7 "Planned Development" and Article 7 "Off Street Parking and Loading".
- b. Zoning Map Amendment changing the designation of Assessor's Plat 29/Lot 66A; Assessor's Plat 30/Lot 20, and Assessor's Plat 35/Lots 13, 21, 22 from Commercial (C) to Planned Development (PD).

2. **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE COMMUNITY PLAN** *PUBLIC HEARING*

Amendments are being proposed to the Land Use element, specifically the Future Land Use Map, to include changing the designation of a portion of Assessor's Plat 49/Lot 120 owned by **Bryant University** from Low/Medium Density Residential (LMDR) to Planned Development (PD).

- **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE ZONING MAP**

- a. Zoning Map Amendment changing the designation of a portion of Assessor's Plat 49/Lot 120 from Low Density Residential (R-80) to Planned Development (PD).

**3. COLWELL ROAD & KRISTEN DRIVE/Calcagni (ID #: 14-012)**

Minor Subdivision – Preliminary Plan  
AP 47/Lots 58 & 59  
17+ Acres/4 Lots/R-80 Zone  
Owner/Applicant: Angelo & Lucy Calcagni  
Surveyor: Anthony E. Muscatelli, PLS #1718

**4. WHIPPLE GLEN (ID #: 14-006)**

Minor Subdivision – Preliminary Plan  
AP 42/Lot 111  
55+ Acres/5 Lots/R-80 Zone  
Owner/Applicant: Ronci Investments, LLC.  
Surveyor: Anthony E. Muscatelli, PLS #1718

**5. DOUGLAS PLACE CONDOMINIUMS (ID #: 14-013)**

Major Land Development Project – Pre-application/Concept Review  
AP 45/Lot 43A – Harris Road/Limerock Road  
29+ Acres/31 Unit Condominium/R-80 and Commercial Zone  
Applicant: Anthony Rongione  
Owner: A&R One  
Engineer: Joseph A. Casali, P.E. #7250

*MISCELLANEOUS*

**1. ELECTION OF OFFICERS**

**2. COMPREHENSIVE COMMUNITY PLAN UPDATE**

**[Agenda posted: September 18, 2014](#)**

**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.

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.