



# 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, March 23, 2023 - 6:00 PM**

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

#### **CONSENT AGENDA**

1. **MINUTES**: Discuss and approve the February 16, 2023 meeting minutes.

#### **REGULAR AGENDA**

##### ***OLD BUSINESS***

1. **HELPING HANDS - (ID#: 22-06) – Public Hearing** *(continued from February 16, 2023)*  
Comprehensive Permit Application / Minor Subdivision Project – Preliminary Plan Review  
AP 25 / Lot 133 – 29 Leland Mowry Drive  
.745 Acres (approx.) / 4 Lots / R-20 Zone  
Applicant/Owner: Helping Hands Community Partners, Inc.  
Surveyor: Kelly Land Services, 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. The Board may schedule a site visit or waive the requirement.
  - 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.

##### ***NEW BUSINESS***

1. **SUNN BUILDERS - (ID#: 23-02) Informational Meeting**  
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 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, 5.11.7 Additional Requirements For Principal Solar Energy Systems In Residential Zoning Districts (R-20, R-20M, R-Med, R-80 And R-200).

- 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.

**Agenda posted: March 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.