

# TOWN OF SMITHFIELD, RHODE ISLAND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Smithfield Town Council will hold a Virtual Public Hearing on **Tuesday, September 15, 2020 at 5:00 PM**. The purpose of the Public Hearing is to consider and act upon proposed amendments to the Zoning District Map and Zoning Ordinance. The proposed amendments are associated with an approved Master Plan of a Major Land Development project known as "Earl Grey Estates" (Tea Lots) - (ID#: 19-005). These amendments are proposed to be made in accordance with the provisions of Section 45-24.51, 45-24.52 and 45-24.53 of the General Laws of Rhode Island.

## VIRTUAL MEETING\*

**Please join the meeting from your computer, tablet or smartphone.**

<https://www.gotomeet.me/RandyRossi/smithfield-towncouncil>

**You can also dial in using your phone.**

**United States (Toll Free): 1 877 568 4106 United States: +1 (646) 749-3129**

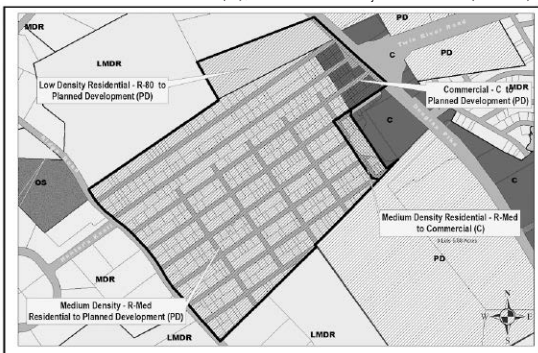
**Access Code: 342-830-965 For technical support dial: 401-233-1010**

\*Provided, however, that the meeting is allowed to be held virtually. If virtual meetings are prohibited on this date, then the Town Council may convene the meeting at the Smithfield Town Hall, 2nd Floor, Crepeau Hall, 64 Farnum Pike, Smithfield, RI, pursuant to compliance with the latest Executive Order dealing with public meetings.

### Zoning Ordinance Amendment Summary:

The proposed map amendment involves a change to the Zoning District Map's designation of lots located on Douglas Pike and Ridge Road, more specifically identified as: Assessor's Plat 40 / Lots 1-111, 113-238, 250-273, 277-299, 303-332, 336-363, 366-385, 390-439 and AP 42 / Lot 139 from Commercial (C), Medium Density Residential (R-Med) and Low Density Residential (R-80) to Planned Development (PD), as shown below. The Zoning District Map's designation of lots adjacent to the Earl Grey Estates but, not associated with the project are also proposed for amendment from Medium Density Residential (R-Med) to Commercial (C). These lots include: AP 40 / Lots 239, 240, 274, 275, 364, 386-388 and a portion of lot 452 with a proposed change, as shown on the right.

The proposed Zoning ordinance amendments includes changing the zoning district designation of the above listed lots to the Planned Development (PD) district subject to the following limitations, conditions and restrictions:



1. The development of the subject property and the uses set forth below shall be allowed but limited to the following:
  - a. No more than one hundred forty (140) residential multi-family dwellings to be housed in no more than 55 buildings with a minimum of twenty-three (23) qualifying as affordable housing under Rhode Island Law (affordable units) with a sales price affordable to a household earning no more than one hundred twenty (120%) percent of the average median income as defined by HUD.
  - b. A commercial building comprised of no more than 35,000 square feet with uses allowed by right and by special use permit in the PD District as provided in the Zoning Ordinance.
2. The following provisions of Zoning Ordinance shall not apply to the development of the subject property: 5.7.1. B, D, F, G, H, J, M, R, T, U, V, W, and X, Section 5.10 Inclusionary Zoning and Section 6.3, M. Performance Standards, Public Water and Sewer.

At said Hearing opportunity will be given to all interested persons to be heard upon the proposed amendments. The proposed amendment may be altered or amended prior to the close of the Public Hearing, without further advertising, as a result of further study or because of the views expressed at the Public Hearing. Any alteration or amendment must be presented for comment in the course of the Hearing.

### Availability of Information

The application and accompanying documents for this application are available for public review on the Town Planner's page of the Town's Website: <https://www.smithfieldri.com/>

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.

BY ORDER OF THE TOWN COUNCIL.

Suzanna L. Alba, President