

# TOWN OF SMITHFIELD, RHODE ISLAND - PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Smithfield Town Council will hold a Virtual Public Hearing on **Tuesday, January 19th, 2021 at 6:00 PM**. The purpose of the Public Hearing is to consider and act upon proposed amendments to the Smithfield Zoning District Map. The proposed amendments are proposed to conform the Zoning District Map to the Future Land Use Map contained in the Smithfield Comprehensive Community Plan in accordance with the provisions of Section 45-22.2-13(c) of the General Laws of Rhode Island. Notice of the public hearing is made in accordance with the provisions of Section 45-24-53 (a) and (b) 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 Map Amendment Summary:

The proposed map amendment involves changes to the Zoning District designation of lots townwide, as shown on the enclosed maps and as described below:

Multiple lots currently zoned Low Density Residential (R-80) will be rezoned to Medium Density Residential (R-MED) in the following areas and with the following Map ID #s as shown on the Quadrant Maps #1 - #4 below: **Quad #2, Map ID #3** - Hanton City Trail, Summer Court and Pond View Court; **Quad #4, Map ID #7** - Tristan Court and on the north side of Stillwater Road from 149-179 Stillwater Road; **Quad #4, Map ID #8** - Rear lot at the end of Hill Street; **Quad #1, Map ID #25** - Sophia Lane, Fanning Lane, Rosemary Lane, Oakwood Circle, Pine Grove Circle, Tanglewood Drive, 91-101 Smith Avenue and 15-45 West Greenville Road; **Quad #1, Map ID #52** - along both sides of Swan Road from 23-165, excluding 24, 26, 28, 30, 32, 50, 66, 128, & 150; both sides of Mann School Road from 17-105 and both sides of Log Road from 50-150 and all of Connors Farm Road, Apple Orchard Lane and Williams Road; **Quad #2, Map ID #53** - along portions of Latham Farm Road, Burlingame Road and Cedar Forest Road, Rogler Farm Road, Elna Drive, Dongay Road, Jambay Drive, John Mowry Road (north) and 5-40 Brayton Road, excluding 19 Brayton Road and Farnum Pike from opposite 356 to 416 and excluding 360, 411 & 415; **Quad #2, Map ID #2** - Split lots on the east side of Farnum Pike (Route 104) currently zoned Light Industrial (LI) and Industrial (I) will be rezoned to LI; **Quad #4, Map ID #6** - Lots located at 686-696 Douglas Pike and 30 Harris Road currently zoned R-80 or High Density Residential (R-20) will be rezoned to Mixed Use (MU); **Quad #4, Map ID #9** - Lots located at 371 to 445 Douglas Pike currently zoned R-80 or Commercial (C) will be rezoned to Planned Development (PD); **Quad #4, Map ID #11 and #12** - Split lots located at 172, 176 and 182-210 Ridge Road currently zoned R-80 and R-MED will be rezoned R-MED, 193, 209 and 216 Ridge Road currently zoned R-80 and R-MED will be rezoned to R-80 and lots on Ridge View Court zoned R-80 and/or R-MED will be rezoned to R-MED, 8-15 Varin Drive lots zoned R-20 will be rezoned to R-MED, lots located at 170 - 322 on the west side of Douglas Pike and 233-249 Douglas Pike will be rezoned from R-80 to R-MED, 133-151 Ridge Road and 148 & 150 Ridge Road will be rezoned from R-20 to R-MED; 0 Deer Hill Road currently zoned R-80 and R-MED will be rezoned to R-80; 1-10 Deer Hill Road lots currently zoned R-20 and/or R-80 will be rezoned to R-MED; **Quad #4, Map ID #13** - Lot at 3 Twin River Road currently zoned R-MED will be rezoned to PD; **Quad**

**#4, Map ID #14** - Condominium developments located on Nicole Circle and Justin Court currently zoned R-80 will be rezoned to R-20M; **Quad #4, Map ID #15** - Condominium development located on Country Hill Lane currently zoned R-20 will be rezoned to R-20M; **Quad #4, Map ID #16** - Lot located at 13 Hill Street currently zoned R-20 will be rezoned to R-20M; **Quad #4, Map ID #17** - Rear lots between 295 and the frontage lots on Old County Road zoned R-MED will be rezoned to R-80, 62-76 Wolf Hill Road currently zoned R-MED will be rezoned to R-80; **Quad #4, Map ID #18** - Lots 226 and 240 Old County Road and 56 Wolf Hill Road currently zoned R-20 will be rezoned to R-MED; **Quad #3, Map ID #19** - Lots on the south side of Mountindale Road from 94-214 currently zoned R-20 will be rezoned to R-MED and lots on the east side of Walter Carey Road 19-39 currently zoned R-80 will be rezoned to R-MED; **Quad #3, Map ID #20** - 80 & 90 Seville Road currently zoned R-20 or R-20M will be rezoned to R-MED; **Quad #3, Map ID #21** - Wetland lots north of Route 44 and west of Cedar Swamp Road currently zoned PD or R-80 will be rezoned to Low Density Residential (R-200); **Quad #3, Map ID #22** - Wetland lots located at 7 & 11 Lark Industrial Parkway currently zoned Industrial (I) will be rezoned to R-200, 496 Putnam Pike currently zoned MU will be rezoned to R-20M and the frontage of 468 Putnam Pike currently zoned MU will be rezoned to PD; **Quad #1, Map ID #23** - Split lots opposite 38 Smith Street and lots from 45-101 Smith Street currently zoned R-20 and R-80 will be rezoned to R-20; **Quad #1, Map ID #24** - Split lots at 622-672 Putnam Pike currently zoned Mixed Use (MU) and R-80 will be rezoned to MU and split lots located at 636 and 644 Putnam Pike currently zoned Mixed Use (MU) and R-20 will be rezoned to MU; **Quad #1, Map ID #26** - Split lots located at 659-707 Putnam Pike currently zoned Mixed Use (MU) and Commercial (C) will be rezoned to MU; **Quad #1, Map ID #27** - Split lot located at 273 Putnam Pike currently zoned Mixed Use (MU) and R-20 will be rezoned to R-80, 3 Garnett Lane currently zoned MU will be rezoned to Village (V), and split lots located at 657-671 Putnam Pike currently zoned MU and R-20 will be rezoned to MU; **Quad #1, Map ID #29** - Split lots located at 3-20 Valjean Drive and all of Fieldstone Circle currently zoned R-80 and/or R-20 will be rezoned to R-20; **Quad #1, Map ID #30** - Lots located at 150-188 Austin Avenue and 26 Mapleville Road currently zoned R-MED will be rezoned to R-80; **Quad #1, Map ID #31** - Lots located at Cherry Blossom Lane and Robin Hollow Circle currently zoned R-80 will be rezoned to R-MED; **Quad #1, Map ID #32** - 66 Swan Road currently zoned R-20 will be rezoned to R-80; **Quad #2, Map ID #34** - Lots located at 191, 181 and 171 Rocky Hill Road, 82 West Reservoir Road and 221, 245, 263, and 275 Reservoir Road will be rezoned from R-80 to R-200; **Quad #2, Map ID #35** - Lot located at 181 George Washington Highway currently zoned Industrial will be rezoned to Planned Corporate (PC) with the Economic Growth Overlay designation; **Quad #2, Map ID #36** - Lot located at 167 George Washington Highway currently zoned Industrial (I) will be rezoned to R-MED; **Quad #4, Map ID #37** - Lot located at 220 Stillwater Road currently zoned R-20 will be rezoned to R-80; **Quad #1, Map ID #38** - Split lot located at 711 Putnam Pike currently zoned MU and R-20M will be rezoned to PD; **Quad #3, Map ID #39** - Portion of Plat 43, Lot 29 located at 0 Mountindale Road will be rezoned from PD to R-80; **Quad #1, Map ID #40** - 4-12 Church Street & 0 (cemetery lots)-11 West Church Street currently zoned, R-20, R-20M and R-80 will be rezoned to Village (V); **Quad #4, Map ID #41** - Portion of lot located at 268 Ridge Road currently zoned PD will be rezoned to R-80; **Quad #4, Map ID #42** - Multifamily apartments located at 29 Whipple Avenue currently zoned R-20 will be rezoned to R-20M; **Quad #1, Map ID #43** - Split lots at 719-733 Putnam Pike currently zoned MU and R-20 will be rezoned to MU; **Quad #3, Map ID #46** - Split lot at 50 Cedar Swamp Portion currently zoned Commercial and R-20 will be rezoned to Commercial (C); **Quad #1, Map ID #49** - Lot at 9 Pleasant View Avenue and 571 Putnam Pike currently zoned R-20 will be rezoned to MU, and a split lot located at 0 Putnam Pike currently zoned MU and R-20 will be rezoned to MU; **Quad #4, Map ID #50** - Lot located opposite 163 & 165 Farnum Pike currently zoned R-80 will be rezoned to R-MED; **Quad #2, Map ID #51** - Lot located at 420 George Washington Highway and 34 Rocky Hill Road currently zoned Planned Corporate (PC) will be rezoned to Highway Commercial (HC).

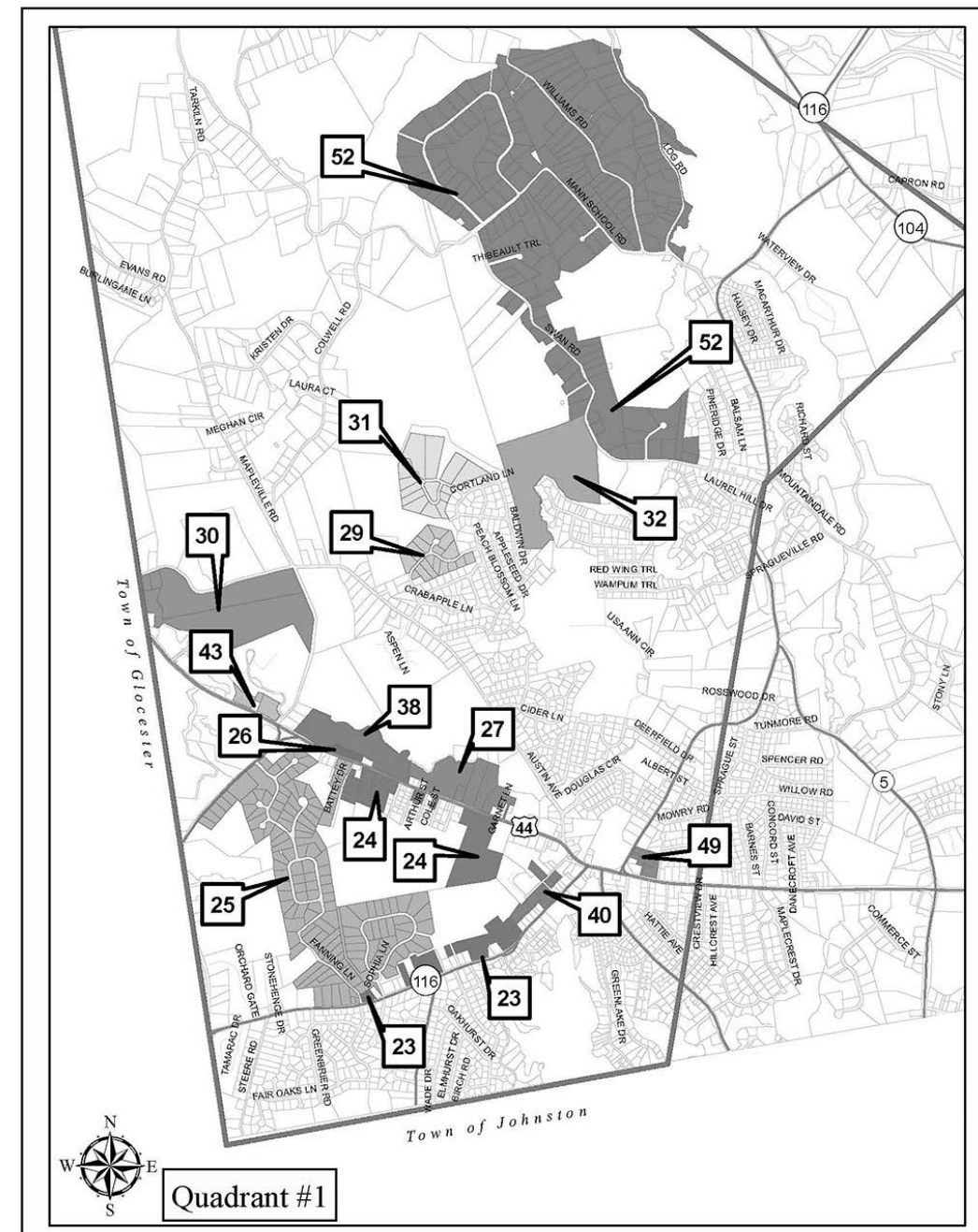
to the close of the Public Hearing, without further advertising, as a result of further study or because of the views expressed at the Public Hearing. Any alteration or amendment must be presented for comment in the course of the Hearing.

## 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



At said Hearing opportunity will be given to all interested persons to be heard upon the proposed map amendments. The proposed amendments may be altered or amended prior

