SMITHFIELD PLANNING BOARD

64 Farnum Pike, Smithfield, RI 02917
(401) 233-1017 – (401) 233-1091 Town Council Chambers, 2nd Floor

MEETING NOTICE & AGENDA

THURSDAY, February 19, 2026

Executive Session - 5:00 pm

Open Session - 6:00 pm

1	**EXECUTIVE SESSION AGENDA (5:00 pm)**	
1.1	Motion to Convene into executive closed session to consider, discuss, and/or act upon matters pursuant to the following Rhode Island General Laws Section 42-46-5 (a) (2); Potential Litigation.	**VOTE TAKEN**
2	**OPEN SESSION AGENDA (6:00 pm)**	
2.1	**Regular meeting to reconvene at 6:00 p.m.** **Announce** any executive session votes required to be disclosed pursuant to Rhode Island General Laws, Sec. 42-46-4.	**NO VOTE TAKEN**
2.2	**EMERGENCY EVACUATION AND HEALTH NOTIFICATION**	
3	**APPROVAL OF MINUTES:**	
3.1	Discuss and approve the **January 7 & 15, 2026** meeting minutes.	**VOTE TAKEN**

4 OLD BUSINESS

4.1

20 LEVI LANE - (ID#: 25-06) PUBLIC HEARING (Continued)

- Major Land Development- Master Plan for Unified Development Review
- AP 43 / Lot 132– 20 Levi Lane
- 2.7 Acres (approx.) / Zone: C – Special Use Variance
- Applicant/Owner: Alba Properties LLC
- Engineer: RA Cataldo & Associates, Inc

Planning Board Action Options:

- The Board will review and discuss the current status of the proposed submission with the project proponent.
- The Board will conduct a (continued) public hearing to receive input on the proposed project.

VOTE MAY BE TAKEN

4.2

0 (Formerly 39) WHIPPLE ROAD / SUNN BUILDERS - *(ID#: 25-12)*
PUBLIC HEARING (Continued)

- A Minor Land Development- Preliminary Plan for Unified Development Review
- AP 39 / Lots 45 & 46 – 39 Whipple Road
- 4.2 Acres (approx.) / Zone: R-20
- Applicant/Owner: Sunn Builders, Inc.
- Engineer: Crossman Engineering

Planning Board Action Options:

- The Board will review and discuss the proposed submission with the project proponent.
- The Board will conduct a public hearing to receive input on the proposed project.
- The Board may approve the application for zoning relief as submitted, approve with changes and/or conditions, deny the application or continue the meeting to a future date.
- 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.
- 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.
- The Board may vote to have the Final Plan approval be handled administratively.

VOTE TAKEN

5 NEW BUSINESS

5.1

ENDURANCE CLEAN ENERGY - (ID#: 25-07)

- Major Land Development – Preliminary Plan Review (Unified Development Review)
- Assessor's Plat 50 – Lots 9, 9A, 9B, 10, 12, 29, & 67
- 0, 137, 155, 167, 171 & 175 Tarklin Road; 512 Log Road
- Proposed ~35± acre solar lot (within larger assemblage); ~24± acre project area
- Zoning District: R-200 (Residential Conservation) – Use and Dimensional Relief Required
- Applicant: Endurance Clean Energy, LLC
- Property Owners: William M. Davis, Jr.; William Eleanor Real Estate, Inc.; Fishing Bear Properties, LLC
- Engineer: GZA GeoEnvironmental, Inc.

Planning Board Action Options:

- The Board will review and discuss the proposed submission with the project proponent.
- The Board will conduct a public hearing to receive input on the proposed project.
- The Board may approve the application for zoning relief as submitted, approve with changes and/or conditions, deny the application or continue the meeting to a future date.
- 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.
- 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.
- The Board may vote to have the Final Plan approval be handled administratively.

VOTE TAKEN

5.2

WOOD SPRING SUITES - (ID#: 26-01) PRE-APPLICATION REVIEW
NO PUBLIC HEARING

- Major Land Development- Pre-Application Plan Review for Unified Development
- AP 46 / Lots 89, 89A & 394 – 235 George Washington Hwy
- 5.92 Acres (approx.) / Zone: PC / EGOD
- Applicant/Owner: Park Silver Development/Windham Associates
- Engineer: Bohler Engineering

Planning Board Action Options:

- Review and discuss the submission with the applicant.
- Provide feedback and guidance for refinement of plans.

NO VOTE TAKEN

6.0 PROPOSED AMENDMENT TO THE ZONING ORDINANCE

6.1

To discuss, consider, and make a recommendation to the Town Council regarding the proposed amendment that involves changes to the uses allowed in the *Douglas Pike (Rt 7) & George Washington Hwy (Rt 116) Economic Growth Overlay District (EGOD),* an existing zoning district in the Town set forth under Section 9.4 of the Zoning Ordinance, along with dimensional requirements.

VOTE TAKEN

COMPREHENSIVE PLAN

7.0

A Reminder to the Planning Board about the 'Community Values' Workshop and to authorize staff to post required public notice and agenda for a workshop to be held at **6:30 PM on Tuesday, February 24, 2026, at the East Smithfield Neighborhood Center, 7 Esmond Street, Smithfield, RI.**

NO VOTE TAKEN

8	**PUBLIC COMMENT**	**NO VOTE TAKEN**
9	**DIRECTOR'S REPORT**	**NO VOTE TAKEN**
10	**ADJOURNMENT**	**VOTE TAKEN**

AGENDA POSTED:

NOTE: **This meeting may be viewed live stream on the Town of Smithfield You Tube channel at https://www.youtube.com/@townofsmithfieldri/live.** 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.