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August 4, 2022

Town of North Smithfield
Planning Department
83 Greene Street
Slatersville, RI 02896
Att: Roberta Moneghan, Asst. Planner

Re: OWNER: Benoit Residential Realty, LLC & Benoit Realty, LLC
LOCATION: 949 & 969 Eddie Dowling Highway
Tax Assessor's Plat 17, Lots 80, 84, 199 & 231
APPLICANT: Robert B. Benoit

Dear Ms. Moneghan:

Please be advised that this office represents the above referenced landowners and applicant in connection with a Major Land Development Project (the "Project") application before the Town of North Smithfield Planning Board (the "Planning Board").

On February 10, 2022, the Planning Board granted the Project Master Plan approval with certain conditions. Those conditions were listed in the Planning Board's decision dated February 15, 2022. It is my understanding that you have agreed to place this matter on the Planning Board's August 25th agenda for Preliminary Plan consideration.

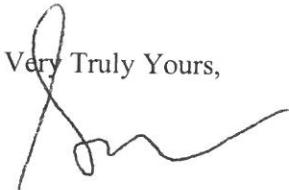
We understand that, as of this writing, our responses to the referred Master Plan conditions have not been completed; however, we continue to work towards a satisfaction of those items to the extent possible. To that end, please allow this correspondence to serve as a status update of our efforts in that regard. Specifically, with respect to your numbered list of conditions, we respond as follows:

1. It is my understanding that the Town Solicitor has opined that the applicant does not need to seek a Special Use Permit from the Zoning Board of Review for the Ground Water Supply Overlay District;
2. A Memorandum of the Agreement (the "Memorandum") will be forwarded by counsel under separate cover letter. The Town Solicitor has sanctioned the presentation of the Memorandum in lieu of the entire Agreement conditioned on the Planning Board's satisfaction;
3. The **recording** of an administrative subdivision is obviously contingent on the applicant receiving final approval. The condition does not direct the administrative plan to be recorded prior to Preliminary Plan approval; nor would it make sense to do so;
4. It is my understanding that the revised plans to accommodate the required lot line shifts have been delivered to your office
5. The Memorandum will address the present viability of placing fire hydrants internally within the development at this time;
6. The Memorandum will address the issue of potential future water line extensions.

7. An overall utility plan is within the preliminary plan design drawings. With respect to utility connection easements, please see the attached draft Permanent Utility Easement.
8. The applicant is in the process of completing a revised storm water maintenance plan which is due before Final Approval;
9. It is my understanding that a Soil Erosion and Sediment Control Plan has been filed with your office.
10. With respect to an excavation/construction plan, the referenced Soil Erosion and Sediment Control Plan should adequately address this issue.
11. The applicant understands that Preliminary Approval is conditioned upon securing the listed State of Rhode Island permits/permit upgrades and/or revisions. The requisite permits have been applied for.

As stated, the applicant will make every effort to sufficiently supplement his application in time for distribution to the Planning Board. My client and our team sincerely appreciate your efforts and assistance. If you have any questions, please contact me at your convenience.

Thank you.

Very Truly Yours,

Scott J. Partington, Esq.