



May 20, 2022
Mark Carruolo, Town Planner
83 Greene Street
North Smithfield, RI 02896

RE: Storage Rentals of America – 395 Eddie Dowling Highway, North Smithfield, RI 06705

Dear Mr. Carruolo,

Kimley-Horn is pleased to submit the Application for Subdivision and Land Development Projects and associated documents for the Master Plan Review of the Storage Rentals of America Expansion project on 395 Eddie Dowling Highway North Smithfield, RI 06705.

As a summary, the Applicant is proposing the construction of a self-storage building on lot 103 to expand the existing self-storage facility on lot 104. Redevelopment is concentrated in the eastern portion of lot 103, disturbing approximately 1.149 acres. The scope of proposed work includes the demolition of existing structures on lot 103 and the construction of a 3-story, approximately 61,200 sf self-storage building and associated site improvements. The scope of work is intended to minimize disturbance to wetland buffers and other sensitive resources on site, while complying with the town zoning ordinance and other local regulations.

The Applicant has had an initial pre-application review with you with the following understandings:

- The Applicant will file for a Special Use Permit for the Self-Storage Facility Use within the BH district.
- The Applicant will file for a Special Use Permit for the development within the Water Supply Protection Overlay District.
- The Applicant will coordinate with RIDEM for respective approvals.
- A wetlands edge verification from RIDEM is under review.
- Kimley-Horn is pursuing a RIDOT PAPA approval or equivalent waiver letter.

The following documents are attached for review:

1. Appendix B – Application for Subdivision and Land Development
2. Appendix H – Master Plan Checklist for Major Land Development Projects
3. Civil Site Plans
4. Drainage Report
5. Wetlands Report by Avizinis Environmental Services, Inc.
6. \$600 Check Fee – **This check was sent separately and received on 5/19 by Roberta Moneghan**

If you have any questions, please do not hesitate to reach me at 914-265-1565 or email me at kelly.esch@kimley-horn.com.

Sincerely,

Kimley-Horn and Associates, Inc.

Kelly Esch, P.E. (NY, GA)