



AGENDA
Town of North Smithfield
Planning Board

Meeting Date: Thursday, February 10, 2022

Time: 7:00 p.m.

Location: North Smithfield Town Hall
Town Council Chambers
83 Greene Street
North Smithfield, RI 02896

The meeting will be livestream. Please join the meeting from your computer, tablet, or smartphone by clicking on this link:

<https://us06web.zoom.us/j/87595449050?pwd=aEJFMXlzejZQaUltWjN5L3hKYy9kZz09>

Meeting ID: 875 9544 9050

Passcode: 981259

Dial by phone: +1 929 205 6099 US (New York)

Documents related to the meeting will be posted on the Planning Department's page of the Town's website on Monday, February 7, 2022.

1. Call to Order

2. Roll Call

3. Minutes

Review and approval of the January 13, 2022 minutes.

4. Disclosure

Planning Board members shall disclose potential conflicts on matters before the Planning Board.

5. Disclosure & Notice:

Planning Board members shall disclose any exparte communications about any contested or material adjudicatory facts or opinions concerning the merits of any application before the Planning Board.

6. Declaration of voting members

7. Public Meeting
Request for Extension
Rankin Estates

Applicant: Narragansett Improvements
Location: Douglass Pike
Assessor's Plat: 14
Lot: 17, 19, 29, 31, 32, 34, 88, 93, 106, 125, 128, 135, 144, 145, 147, 202 & 242
Zoning District: Rural Agricultural (RA-65)
Land Area: 270 acres
Number of lots: 126
Engineer: DiPrete Engineering, Inc.

The applicant is requesting a second one-year extension to the Master Plan approval in accordance with the North Smithfield Land Development and Subdivision Regulations Section 3.7(G) and RIGL 45-23-40 (g)(1) for the construction of a one hundred twenty-six (126) lot single family residential subdivision units on 270 acres zoned rural agricultural (RA-65).

8. Public Hearing
Major Change to a Recorded Plan or Plat
High Rocks Condominiums

Applicant: High Rocks II LLC.
Location: 1 Tupperware Dr.
Assessor's Plat: 3
Assessor's Lot: 2
Zoning District: Manufacturing (M)
Land Area: 50+ acres
Number of lots: 1
Engineer: Marc Nyberg Associates, Inc.

The applicant is requesting a major change to a recorded plan or plat in accordance with the North Smithfield Land Development & Subdivision Regulations Section 9-7 (A), (D) and (E) 1 & 2. The applicant is requesting approval to increase the number of residential dwelling units from 120 units to 133 units and to reduce the number of LMI-units from twelve (12) residential units to three (3) residential units to be in compliance with Section 10-64 "Designation of units," of the North Smithfield Code of Ordinances Chapter 10, Article III entitled, "Municipal Subsidy Program for Low- and Moderate-Income Housing."

9. Public Informational Meeting
Major Land development Project/Subdivision
Anchor Nissan

Applicant: Benoit Residential Realty, LLC. & Benoit Realty, LLC.
Location: 949 & 969 Eddie Dowling Highway
Assessor's Plat: 17
Assessor's Lots: 80, 84, 199 & 231
Zoned: Business Highway (BH)
Area: 8.59 Acres

Number of lots: 2
Engineer: Joe Casali Engineering, Inc.

The applicant is proposing to raze an existing 19,886 s.f. commercial building and merge four (4) existing assessor's lots to create two (2) new assessor's lots. One of the new lots will have an existing 25,567 s.f. automobile dealership with associated parking and the second lot will be for the construction of a new 29,450 s.f. automobile dealership and an 11,700 s.f. accessory building for automobile reconditioning and associated parking. Subject property is located in the Water Supply Protection Overlay District and is zoned Business Highway (BH).

10. Public Meeting

Administrative Subdivision/Approval for Informational Purposes

None

11. Election of Officers

In accordance with the Town of North Smithfield Charter, Article XII Section 1, "Planning Board – Organization," The board shall organize annually by electing a chairman, vice-chairman, and secretary.

Individuals requesting special assistance should contact the Town Planner's Office at 767-2200, ext. 336 seventy-two (72) hours in advance of the meeting date. Agenda posted at Town Hall, North Smithfield Police station, North Smithfield High School and RI Secretary of State website.

Agenda posted February 4, 2022.



MEETING NOTICE
Town of North Smithfield
Planning Board

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Item 1
Call to Order

Item 2
Roll Call

Item 3
Minutes

Review and approval of the January 13, 2022, meeting minutes.

Item 4
Disclosure

Planning Board members shall disclose potential conflicts on matters before the Planning Board.

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Public Meeting
Request for Extension
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Planning Office Recommendation

The Planning Office recommendation is to grant the requested one (1) year extension; Master Plan approval now to expire in March 2023.

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Michael Fournier	Yes	No
Richard Keene	Yes	No
David Punchak	Yes	No
Roland Menard (Alt.)	Yes	No

Item 8
Public Hearing
Major Change to a Recorded Plan or Plat
High Rocks Condominiums

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Planning Office Comment

Should the Planning Board approve this request the Planning Office recommends the following stipulations:

- 1) That the applicant shall record an Amended Final Plan in the Town's Land Evidence Records indicating the total number of approved residential dwelling units and specifically indicating the three (3) LMI dwelling units by unit number.
- 2) That the final plan shall include the specific book and page reference to the recorded amended final approval letter.

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Michael Fournier	Yes	No
Richard Keene	Yes	No
David Punchak	Yes	No
Roland Menard (Alt.)	Yes	No

Item 9

Public Informational Meeting

Major Land development Project/Subdivision

Anchor Nissan

Applicant:	Benoit Residential Realty, LLC. & Benoit Realty, LLC.
Location:	949 & 969 Eddie Dowling Highway
Assessor's Plat:	17
Assessor's Lots	80, 84, 199 & 231
Zoned:	Business Highway (BH)
Area:	8.59 Acres
Number of lots:	2
Engineer:	Joe Casali Engineering, Inc.

The applicant is proposing to raze an existing 19,886 s.f. commercial building and merge four (4) existing assessor's lots to create two (2) new assessor's lots. One of the new lots will have an existing 25,567 s.f. automobile dealership with associated parking and the second lot will be for the construction of a new 29,450 s.f. automobile dealership and an 11,700 s.f. accessory building for automobile reconditioning and associated parking. Subject property is located in the Water Supply Protection Overlay District and is zoned Business Highway (BH).

Planning Office Findings

The Planning Office finds the proposal to be generally consistent with Article 1.1 "Purpose" of the Towns Land Development and Subdivision regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.
The proposed development is consistent with the Economic Development Element Table IV.8 Policy 3.a. which states:

3.a. "Encourage private investment in the Town's existing commercial areas."

The Development is consistent with the Land Use Element Table III.4 Policy 3.a. and 5.b. which state:

3.a. "Encourage redevelopment projects to promote land use recycling and efficiency."

5.b. "Continue growth in nodes confined along the Rt 146 corridor to preserve the rural character of Town."

- 2) In compliance with the standards and provisions of the North Smithfield Zoning Ordinance.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the proposed development/subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development/subdivision possesses adequate physical access to a public street.

Planning Office Recommendation

The Planning Office recommendation is to grant master plan approval with the following stipulations:

- 1) That the applicant shall receive a Special Use Permit (SUP) from the Zoning Board of Review (ZBR) authorizing construction of a new 29,450 S.F. automobile dealership and a 11,700 S.F. accessory building for automobile reconditioning within the Ground Water Supply Overlay District.
- 2) Should the applicant pursue a water line extension along Sayles Hill Road to service the development, then applicant shall provide an executed agreement with the Town of Lincoln Water Commission authorizing said extension prior to preliminary approval.

- 3) That the applicant shall record an administrative subdivision creating two (2) new conforming lots, one lot containing the existing Anchor Subaru Dealership and a second lot containing the proposed new Anchor Nissan Dealership and accessory building.
- 4) That the westerly lot line of lot 167 shall be shifted in either a westerly direction along the northerly property line or easterly along the southerly property line to be generally parallel to the existing parking layout and to eliminate splitting the existing parking spaces/rows as represented on the Master Plan - site plan.
- 5) Should the applicant be successful in extending public water to the project site, the project shall include a sufficient number of fire hydrants to be located within the development subject to the review and approval of the North Smithfield Fire Department prior to preliminary approval.
- 6) That the proposed water line extension shall include provisions allowing for potential future waterline extensions northerly and southerly along Eddie Dowling Highway/Route 146 subject to the approval of the Town of Lincoln Water Commission.
- 7) The applicant shall provide an overall utility plan which shall include storm-drainage systems and connections, OWTS systems and connections and potable water wells and their connections to all users in case of no water line extension. Said utility plan shall also include any existing and/or necessary easements/cross easements to enable the various utility connections.
- 8) That, if necessary, a revised storm-water maintenance plan shall be provided prior to final approval which shall include a regular maintenance schedule with annual maintenance reports to be provided to the Public Works Department and the Building Official's Office.
- 9) That a Soil and Sediment control plan shall be required at preliminary approval in conformance with North Smithfield Zoning Ordinance Section 18 "Soil Erosion and Sediment Control."
- 10) That the applicant shall provide an excavation/construction plan, which may be combined with the Soil and Sediment control plan, designed to mitigate the impact of construction on the abutting properties which shall include but not be limited to, construction access, best practices for dust control and vibration and hours of operation prior to preliminary approval.
- 11) That all necessary State of Rhode Island permits/permit upgrades and or revisions including but not limited to RIDEM Wetlands permit and RIDEM Underground Injection

Control (UIC) permit RIDEM OWTS septic permit, and/or RIDOT PAP shall be issued prior to preliminary approval.

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Michael Fournier	Yes	No
Richard Keene	Yes	No
David Punchak	Yes	No
Roland Menard (Alt.)	Yes	No

Item 10

Public Meeting

Administrative Subdivision/Approval for Informational Purposes

None

Item 11

Public Meeting

Election of Officers

In accordance with the Town of North Smithfield Charter, Article XII Section 1, "Planning Board – Organization," The board shall organize annually by electing a chairman, vice-chairman, and secretary.

Item 12

Adjournment

Individuals requesting special assistance should contact the Town Planner's Office at 767-2200, ext. 336 seventy-two (72) hours in advance of the meeting date. Agenda posted at Town Hall, North Smithfield Police station, North Smithfield High School and RI Secretary of State website.

Agenda posted February 4, 2022.



MEETING MINUTES

Town of North Smithfield

Planning Board

Meeting Date: Thursday, January 13, 2022

Time: 7:00 p.m.

Location: North Smithfield Town Hall
Town Council Chambers
83 Greene Street
North Smithfield, RI 02896

Members present: Jeff Porter, Vice Chair
Mike Fournier
Richard Keene

Planning staff: Mark Carruolo, Town Planner
Bobbi Moneghan, Assistant Town Planner

Legal Counsel: Not present

The meeting was livestreamed on YouTube and Zoom.

Item 1 **Call to Order**

Item 2 **Minutes**

Review and approval of the December 9, 2021.

Motion to approve the December 9, 2021 minutes by Mr. Keene, seconded by Mr. Fournier, all in favor.

Item 3 **Disclosure**

Planning Board members shall disclose potential conflicts on matters before the Planning Board. There were no disclosures.

Item 4 **Disclosure & Notice:**

Planning Board members shall disclose any exparte communications about any contested or material adjudicatory facts or opinions concerning the merits of any application before the Planning Board.

There were no disclosures.

Item 5
Declaration of voting members

Voting members: Jeff Porter
Mike Fournier
Richard Keene

Item 6
Public Hearing
Major Change to a Recorded Plan or Plat
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Applicant:	High Rocks II LLC.
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Discussion

Attorney Charles Redihan was present for the applicant, High Rocks II LLC and asked for a continuance to a date certain of February 10, 2022.

Mr. Porter raised some questions that he would like Mr. Redihan to answer when he returns to the Planning Board in February. Mr. Porter asked about the agreement for Blackstone to sell water to 118 High Rocks condominiums and the fact that there are 133 condo units. He would also like more information on the decision to build 133 units and the absence of affordable housing units.

Mr. Keene motioned to open the public hearing at 7:12 pm, Mr. Fournier seconded with all in favor. Attorney Redihan asked for a continuance to a date certain of February 10, 2022.

Mr. Keene motioned to continue the public hearing to a date certain of February 10, 2022.

Planning Board Vote

Mr. Porter Yes

Mr. Fournier Yes

Mr. Keene Yes

Item 7

Public Meeting

Review and Approval of 2022 Meeting Schedule

The Planning Board to review and approve the annual meeting schedule in accordance with RIGL 42-46-6 (a) Open Meetings Notice: All public bodies shall give written notice of their regularly scheduled meetings at the beginning of each calendar year. The notice shall include the dates, times, and places of the meetings and shall be provided to members of the public upon request and to the secretary of state at the beginning of each calendar year in accordance with subsection (f).

Motion to accept the 2022 Meeting Schedule by Mr. Keene.

Planning Board Vote

Mr. Porter Yes

Mr. Fournier Yes

Mr. Keene Yes

Item 8

Public Meeting

Administrative Subdivision/Approval for Informational Purposes

None

Motion to adjourn at 8:15 pm by Mr. Porter, seconded by Mr. Fournier. All in favor.