



One Main Street
Slatersville, RI 02876
Phone: 767-2200 Fax: 766-0016

APPENDIX B: APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT PROJECTS

The undersigned owner of land hereby requests to be placed on the agenda of the North Smithfield Planning Board and state that the required information detailed in the Subdivision Regulations of the Town of North Smithfield have been presented to the Administrative Officer.

Robert B. Benoit of Benoit Residential Realty, LLC & Benoit Realty, LLC
is hereby designated as the person to whom legal process may be served in condition with any
proceedings arising out of this application. I/We also certify that the undersigned is the owner of the
property designed below:

Name of Project: New Nissan Building and Recon
Date: Building to Service Anchor Auto Group

Classification	Type of Project	Review Stage
<input type="checkbox"/> Minor	<input type="checkbox"/> Administrative	<input type="checkbox"/> Pre-Application/Concept
<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Master Plan
	<input checked="" type="checkbox"/> Land Development Project	<input type="checkbox"/> Preliminary Plan
		<input type="checkbox"/> Final Plan

1. Assessor's Plat(s) 17 Assessor's Lot(s) 80, 84, 199 & 231
2. Number of Lots: 4 3. Zoning Designation(s): BH
4. Street Name: 949 & 969 Eddie Dowling Highway
5. Divider/ Developer: Benoit Residential Realty, LLC (Lot 80); Benoit Realty, LLC (Lots 84, 167 & 231)
6. Divider's/ Developer's Name: Robert B. Benoit
(Please Print)

Divider's/ Developer's Name: _____
(Signature)

7. Names, addresses, and signatures of all persons with 10% or more interest:

<u>[Signature]</u> (Signature)	<u>[Signature]</u> (Please Print)
_____	_____
(Signature)	(Please Print)

8. Surveyor Engineer/ Attorney/ Representative: Joe Casali Engineering, Inc.
Name: Joseph Casali, PE
Address: 300 Post Road, Warwick, RI 02888
Daytime Telephone # 401-944-1300 Facsimile # 401-944-1313

(The owner hereby grants permission to Planning Board members and other Town officials to enter the designated property for the purpose of inspection after notifying the owner 48 hours in advance of site visit.)

The applicant is proposing to raze and existing 19,886 S.F. commercial building and to merge four (4) existing Assessor's Lots, creating two (2) new Assessor's Lots; one lot having an existing 25,567 S.F. automobile dealership with associated parking and a second lot for the construction of a new 29,450 S.F. automobile dealership and construction of an 11,700 S.F. accessory building for automobile reconditioning with associated parking, located in the Crookfall Brook Water Supply Protection District, and zoned Business Highway (BH).

Master Plan Project Narrative

For a Proposed

Nissan Dealership and Reconditioning Building Servicing Anchor Auto Dealership

Eddie Dowling Highway
North Smithfield, Rhode Island
AP 17, Lots 80, 84, 199 & 231

Prepared for:
Benoit Realty, LLC
949 Eddie Dowling Hwy.
North Smithfield, Rhode Island



Submission Date:
December 2021

Submitted by:

JCE

JOE CASALI ENGINEERING, INC.
CIVIL · SITE DEVELOPMENT · TRANSPORTATION
DRAINAGE · WETLANDS · ISDS · TRAFFIC · FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888
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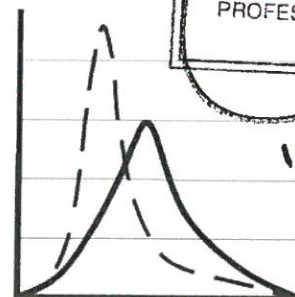
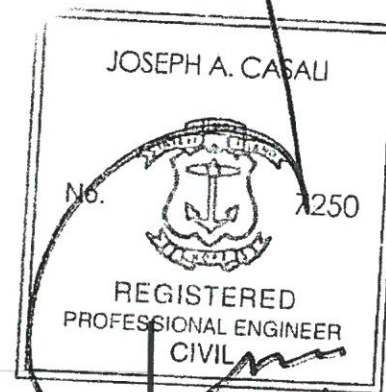


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APPENDICES

- Appendix A: Site Inspection for Freshwater Wetlands, prepared by NRS
- Appendix B: Reduced Conceptual Site Plan
- Appendix C: Reduced Water Main Extension Plan
- Appendix D: Reduced Sized Site Context Map

1 INTRODUCTION

On behalf of our client, Benoit Realty, LLC, Joe Casali Engineering, Inc. (JCE) has prepared the following Project Narrative to identify existing and proposed site conditions related to the construction of a new 29,450 sq. ft. Nissan Dealership and an 11,700 sq. ft. Reconditioning Building to serve Anchor Auto Group.

The proposed site improvements are located within the Anchor Auto Group Campus on Eddie Dowling Highway in North Smithfield, Rhode Island, specifically Tax Assessor’s Plat Map 17, Lots 80 and 231. Lot 80 currently contains an existing office/reconditioning building (old Subaru Dealership) and associated parking areas. Lot 231 currently houses inventory parking areas along with the community septic system for all Anchor Auto Group operations. The subject properties lie within the Business Highway (BH) Zoning District.

The proposed project is in response to the need to upgrade the existing Nissan dealership to current corporate standards. In addition, the Rhode Island Department of Transportation plans to start construction on the *Route 146 Reconstruction Project* as soon as Summer 2022. The Reconstruction Project proposes to bridge Route 146 over Sayles Hill Road, resulting in the existing Nissan Dealership being pushed into a “bowl” below Route 146 with little to no visibility.

The new Nissan Dealership is proposed to be located within the area north of the current Anchor Subaru Dealership. The existing office/reconditioning building (old Subaru Dealership) will be razed to provide room for the new dealership. Prior to construction of the new Nissan dealership, the 11,700 sq. ft. reconditioning building will need to be constructed in order to house the operations and staff displaced by the removal the existing building.

All new improvements are proposed within existing impervious areas. No modifications to existing watersheds or stormwater management systems are proposed. The new structures will connect to existing onsite utilities, including water, sewer, electric and communications.

It should be further noted that in conjunction with this land development project, Anchor Auto Group recently secured approval from the Lincoln Water Commission to extend a water main up Sayles Hill Road, from the Lincoln town line, through Route 146 and onto the Anchor Auto Group’s Campus. This work is scheduled to be coordinated with the upcoming *Route 146 Reconstruction Project*.

2 SITE LOCATION AND PHYSICAL DESCRIPTION

2.1 Existing Conditions

Anchor Auto Group is located at 949 and 1041 Eddie Dowling Highway and consists of multiple lots, specifically identified as Tax Assessor’s Plat (AP) Map 17, Lots 14, 15, 16, 80, 84, 85, 142, 167, 199, and 231, totaling approximately 26.6 acres of land.

Actual site improvements are only proposed on existing Lots 80 and 231 however the overall project will also include Lots 84 and 199 as property line adjustments and parcel mergers are proposed. Based on an Administrative Subdivision Plan completed by International Mapping & Surveying and recorded in the Town of North Smithfield Land Evidence Records on December 1, 2016, the project site, consisting of AP 17, Lots 80, 84, 199 and 231 contains approximately 8.59 acres of developed land. The project area is bound to the north by AP 17, Lot 167 (Anchor lot), to the east by Eddie Dowling Highway, to the south by AP 17, Lots 15 and 142 (Anchor lots), and to the west by AP 17, Lot 14 (Anchor lot), as shown below in Figure 1 – Locus Map.

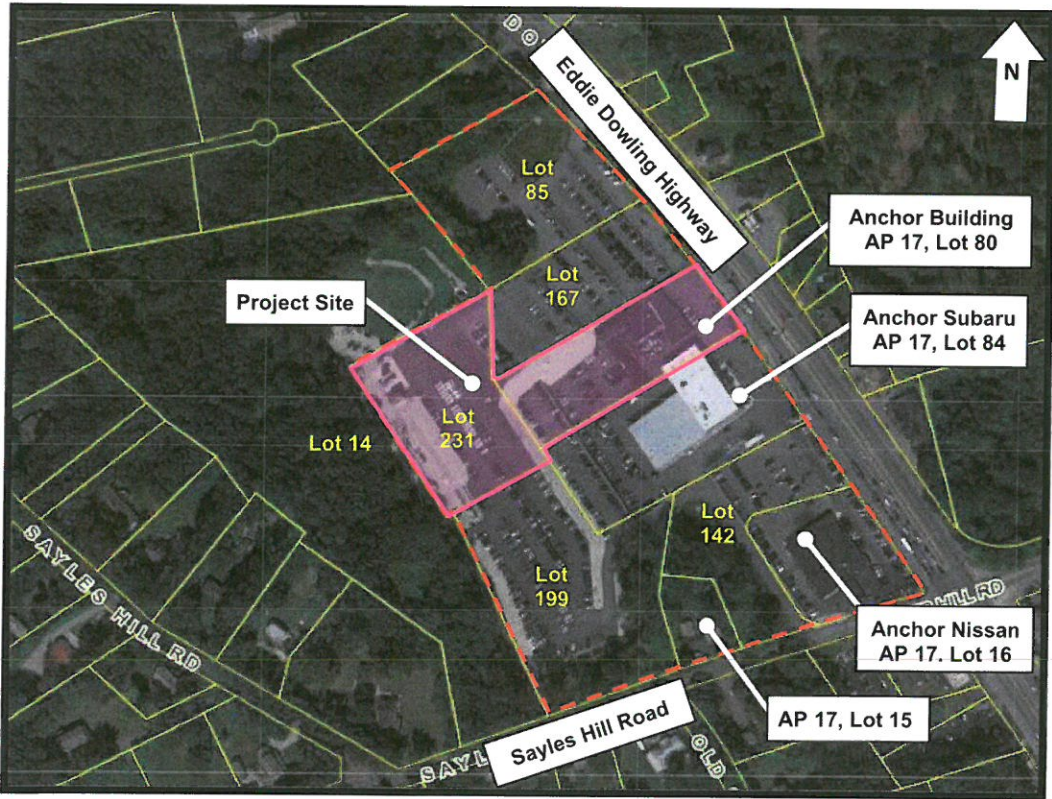


Figure 1 - Locus Map
NOT TO SCALE

2.2 Soil Classification

According to the *Web Soil Survey (WSS)*, operated by the US Department of Agriculture Natural Resource Conservation Service (NRCS), produced by the National Cooperative Soil Survey, the soils within the project area consist primarily of Udorthents-Urban land complex (UD) with a portion consisting of Woodbridge fine sandy loam, 0 to 8% slopes, very stony (WoB). Udorthents-Urban land complex soil (UD) consist of human transported material. Woodbridge (WoB) is classified as hydrologic soil group “C/D”, a moderately well drained drainage class. The permeability of this soil is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Available water capacity is moderate, and runoff is slow to medium. WoB soils consist of coarse-loamy lodgment till derived from gneiss, granite, and/or schist.

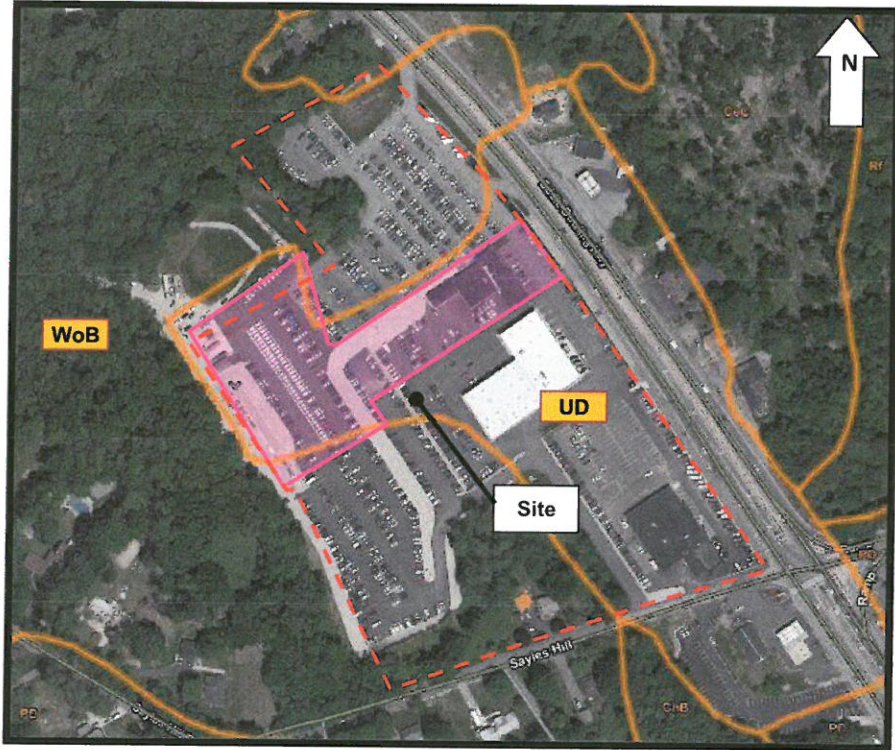


Figure 2 - Soils Map
NOT TO SCALE

Extensive soil evaluations and geotechnical borings were completed during the Anchor Subaru Dealership project in 2014. This data will be utilized as the project moves forward.

2.3 Flood Zone Classification

The site is located on the Flood Insurance Rate Map for Providence County, Map Number 44007C0178G, with an effective date of March 2, 2009, as depicted in Figure 3. The property lies within Zone X which is defined as areas determined to be outside the 0.2% annual chance floodplain.

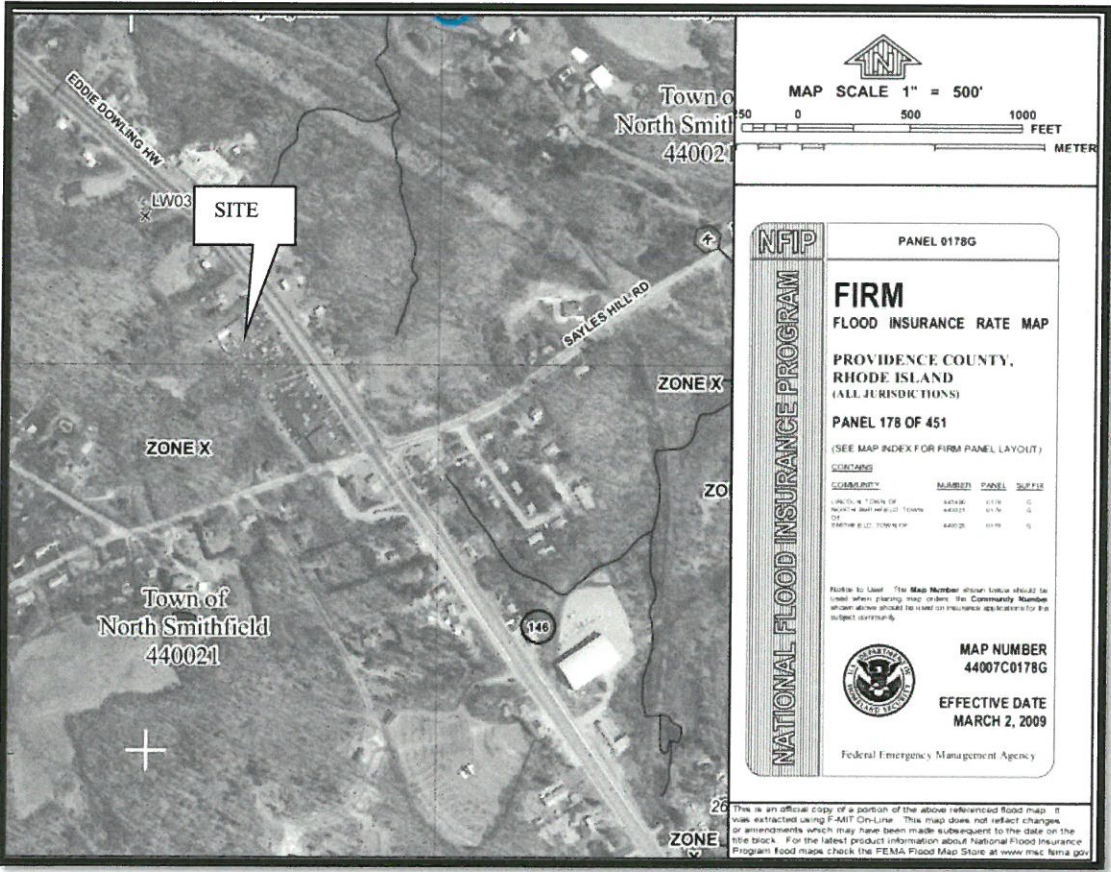


Figure 3 – FEMA Flood Insurance Rate Map

NOT TO SCALE

2.4 Wetland Resources

Based upon a Report of Findings for Freshwater Wetland Delineations performed by Natural Resource Services in 2013, the Anchor development contains four different forested wetlands that are all isolated from each other on the northern part of the parcel. These wetlands are all less than three acres in size and do not require a 50-foot perimeter wetland. In addition, an ASSF that directs flow along the western edge of the parking lot into the A-series wetland was identified. These wetland areas are outside of the project area. A copy of wetland delineation sketch is included in Appendix A.

2.5 Watershed

The site is located within the Peters River-Blackstone River Watershed. According to RIDEM GIS mapping, the site is not within any State-designated Natural Heritage Sites, unfragmented forest tracts, state, regional, or community greenways and green space priorities, or 100-year floodplains as shown on federal flood protection maps. The site does not contain any land in active agricultural use.

2.6 Recreational Resource Inventory

There are no existing public recreational or cultural resources within the site. There are no boat launches, lake and stream access points, beaches, and water trails. There are no existing play fields or playgrounds adjacent to the site.

2.7 Zoning

According to the Town of Smithfield Zoning Ordinance, the subject parcels are zoned Business Highway (BH).

The following are the dimensional requirements for current zoning classifications of the BH zoning district:

Requirement	BH Zone
Minimum Distance of Structure from Residential Structure	25 ft.
Minimum Front Yard Setback	25 ft.
Minimum Side Yard Setback	15 ft.
Minimum Rear Yard Setback	30 ft.
Maximum Height (Main Structure)	35 ft.
Maximum Height (Accessory Structure)	20 ft.
Maximum Floor Area Ratio	0.25

In addition, the subject parcels are within the Water Supply Protection Overlay District, however due to the site improvements being located within existing impervious areas, all of which have received previous RIDEM Stormwater Approval, it is anticipated that further adherence of this section is not required.

2.8 Easements

Based on an Administrative Subdivision Plan completed by International Mapping & Surveying and recorded in the Town of North Smithfield Land Evidence Records on December 1, 2016, there are no known easements within the project area.

2.9 Utilities

Water: The Anchor Auto Group Campus is serviced by a public well located within adjacent Lot 14. Fire protection is provided by an underground cistern located across Sayles Hill Road near the Anchor campus entrance road.

Sewer: The Anchor Auto Group is serviced by a community septic system located on Lot 231. The system consists of a bottomless sand filter with Advantex AX 100 pre-treatment. In addition, all floor drains within the campus discharge to an evaporator system.

Electric/Communications/Gas: There are no gas services available to the site. Electric and communication services are available to the site from Eddie Dowling Highway.

3 PROPOSED SCOPE OF WORK

3.1 General

The applicant is proposing a new 29,450 sq. ft. Nissan Dealership and 11,700 sq. ft. Reconditioning Building to serve Anchor Auto Group. The new Nissan dealership is proposed to be located within the area north of the current Anchor Subaru Dealership. The existing office/reconditioning building (old Subaru Dealership) will be razed to provide room for the new dealership. Prior to construction of the new Nissan dealership, the 11,700 sq. ft. reconditioning building will need to be constructed in order to house the operations and staff displaced by the removal the existing building.

The existing parking lot around the new dealership will be reconfigured to support the new building. The existing retaining wall, located west of the existing Subaru and new Nissan dealerships, will be relocated further west to provide additional parking area at the same surface elevation of the dealerships. The proposed improvements will be confined to previously disturbed impervious areas within the Anchor Auto Group campus. Refer to Appendix B for reduced Conceptual Site Plans.

3.2 Utilities

Water: The new buildings will connect into the existing public well currently servicing Anchor Auto Group. It should be noted that Anchor Auto Group recently secured approval from the Lincoln Water Commission to extend an 8” water main up Sayles Hill Road, from the Lincoln town line, through Route 146 and onto the Anchor Auto Group’s Campus. The 8-inch water main extension is proposed to provide domestic water services to the Anchor Campus. This work is scheduled to be coordinated with the upcoming *Route 146 Reconstruction Project* anticipated to

begin in Summer 2022. Refer to Appendix C for a reduced plan depicting the water main extension.

It is expected that the existing public well will continue to be used for non-potable purposes.

Sewer: The proposed buildings will be serviced by the existing community septic system within Lot 231. A new septic tank will be required for each building. Each tank will contain a pump to lift the effluent up to the flow equalization tanks near the existing leachfield. Wastewater associated with any floor drains will be routed to the existing evaporator system on site.

Electric/Communications: Electric and communication services will be connected to existing feeds within the Anchor Campus.

3.3 Stormwater Management

All site improvements are located within existing impervious areas. Because of this, there will be no change in the stormwater characteristics leaving the site. Stormwater runoff from the new Nissan dealership will be routed to the existing underground infiltration chamber system installed east of the Subaru dealership. Stormwater runoff from the proposed Reconditioning building will be routed to the existing sediment forebay and sand filter, mimicking existing conditions. All proposed improvements will be analyzed in relation to the previously approved stormwater management plan under Wetland Application No. 15-0078 and RIPDES Program File No. 01274.

4 PERMIT REQUIREMENTS

4.1 Local Permit Requirements

4.1.1 Planning Board

The proposed project will need to be reviewed by the Town of North Smithfield Planning Board, under the Major Land Development process. The permitting schedule is as follows, and consists of abutter notification, public meetings, and Planning Board Approvals:

- 1. Master Plan Hearing
- 2. Preliminary Plan Hearing
- 3. Final Plan Hearing

4.2 State Permit Requirements

4.2.1 Rhode Island Department of Environmental Management (RIDEM)

The proposed project will be reviewed by RIDEM in the form of permit modification filings. Permit modification filings will be made for both the Insignificant Alteration Permit (15-0078) and RIDEM OWTS Permit (1425-1602) previously obtained on this site.

Appendix A

Report of Findings for Freshwater Wetlands, prepared by NRS



Site Sketch Depicting Approximate Wetland Delineation
 949 Eddie Dowling Hwy
 A.P. 17, Lots 14-16, 40-41, 80, 84-85, 142, 167 & 231
 North Smithfield, RI

— Approximate Site Location
 — Approximate Delineation Location
 - - - Approximate ASSF Location
 Performed by Edward Avizinis 8/22/13
 0 150 300 600 Feet

2011 RIDEM Multispectral
 Orthophotography of RI (c) RIGIS
Natural Resource Services, Inc.
 PO Box 311
 180 Tinkham Lane
 Harrisville, RI 02830
 p: (401) 566-7390
 f: (401) 566-7490
 (c) 1990 RIGIS

Appendix B

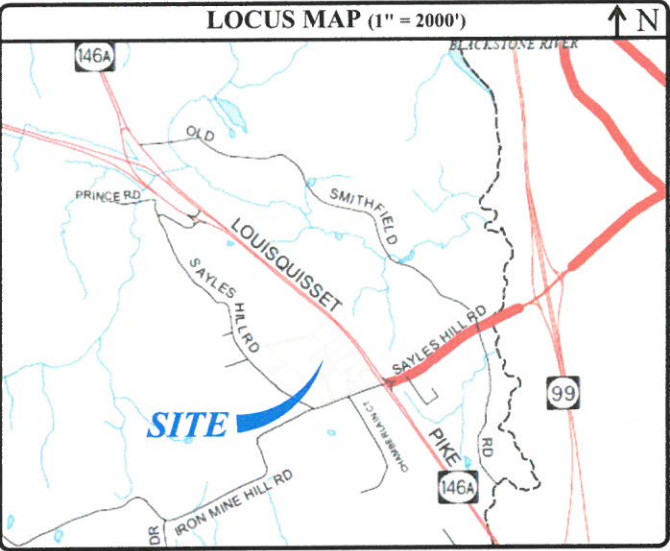
Reduced Conceptual Site Plan

MASTER PLAN FILING FOR A NEW NISSAN DEALERSHIP AND RECONDITIONING BUILDING SERVICING
ANCHOR AUTO GROUP



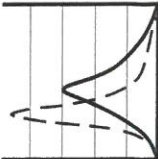
EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231
ZONING DISTRICT: BUSINESS-HIGHWAY DISTRICT (BH)

PROPERTY OWNER	ENGINEER
BENOIT RESIDENTIAL REALTY, LLC ANCHOR AUTOMOTIVE REALTY, LLC & BENOIT REALTY LLC C/O ROBERT BENOIT 949 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RI 02896	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 (401) 944-1300 PHONE WWW.JOECASALI.COM

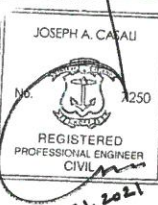


- GENERAL NOTES:
- PROPERTY LINE SHOWN PER ADMINISTRATIVE SUBDIVISION PLAN FOR BENOIT REALTY LLC, BENOIT RESIDENTIAL REALTY LLC AND ANCHOR AUTOMOTIVE REALTY LLC ON EDDIE DOWLING HIGHWAY AND SAYLES HILL ROAD IN NORTH SMITHFIELD, RI, COMPLETED BY INTERNATIONAL MAPPING AND SURVEYING, INC., 19 INDUSTRIAL DRIVE, SMITHFIELD, RI AND RECORDED IN THE TOWN OF NORTH SMITHFIELD LAND EVIDENCE RECORDS ON DECEMBER 1, 2016 ON PLAT CARD 397 AND 398. EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY COMPLETED BY JOE CASALI ENGINEERING, INC., IN NOVEMBER 2021.
 - THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
 - THIS SITE LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD ZONE), AS SHOWN ON THE FIRM MAP FOR THE TOWN OF NORTH SMITHFIELD, RI COMMUNITY PANEL NO. 44007C0178G, MAP REVISED MARCH 2, 2009.
 - SOILS EXISTING ON THE SITE ARE WOODBRIDGE AND UDORTHENT. THESE SOILS ARE CONSIDERED HYDROLOGIC SOIL GROUP C.
 - WETLAND RESOURCES WERE FLAGGED BY NATURAL RESOURCE SERVICES, INC. OF HARRISVILLE, RHODE ISLAND IN FEBRUARY OF 2014.

ZONING CRITERIA	REQUIRED
ZONING DISTRICT	BH
MINIMUM FRONT YARD SETBACK	25 FT
MINIMUM REAR YARD SETBACK	30 FT
MINIMUM SIDE YARD SETBACK	15 FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM FLOOR AREA (RATIO)	0.25



JOE CASALI ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION
DRAINAGE, WETLANDS, ISDS, TRAFFIC, FLOODPLAIN
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ANCHOR AUTO GROUP
NEW NISSAN BUILDING
949 & 969 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231

REVISIONS:
NO. DATE DESCRIPTION

DESIGNED BY: WMLR
DRAWN BY: SD/SEP
CHECKED BY: JAC
DATE: DEC. 2021
PROJECT NO: 03-478

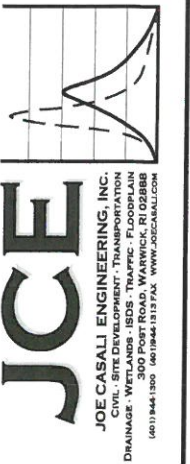
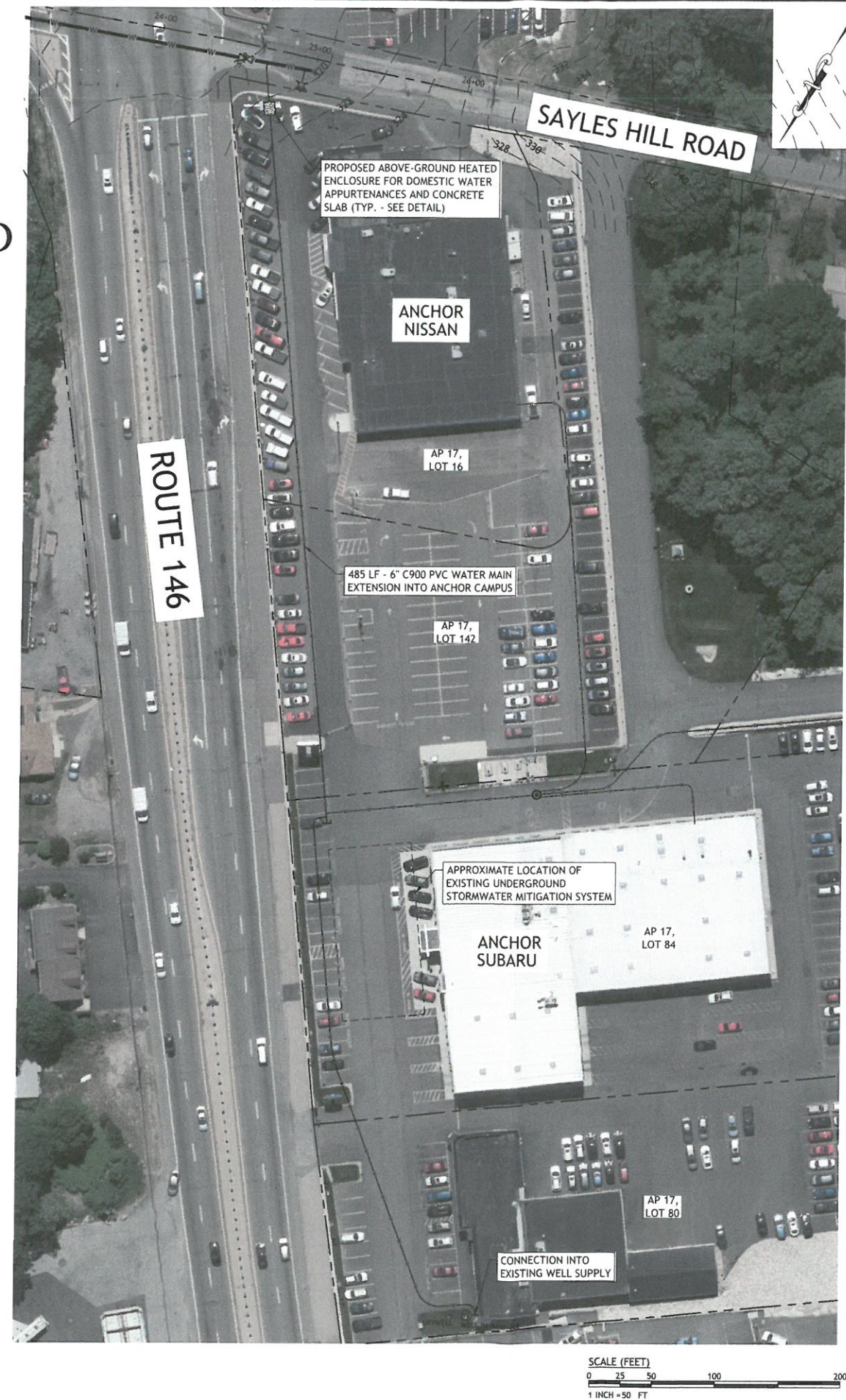
PRELIMINARY,
NOT FOR CONSTRUCTION

EXISTING
CONDITIONS
PLAN

SHEET
1 OF 2

Appendix C

Reduced Water Main Extension Plan



SAYLES HILL ROAD
8-INCH WATER MAIN EXTENSION
LINCOLN / NORTH SMITHFIELD
RHODE ISLAND

REVISIONS:	
NO.	DATE DESCRIPTION

DESIGNED BY:	WMLJR
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	MAY 2021
PROJECT NO:	03-47h

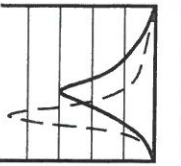
PRELIMINARY, NOT FOR
CONSTRUCTION

SITE PLAN III

**SHEET
4 OF 6**

Appendix D

Reduced Sized Site Context Map



JOE
JOE CASALI ENGINEERING, INC.
CIVIL - SITE DEVELOPMENT - TRANSPORTATION
DRAINAGE - WETLANDS - ISDS - TRAFFICK - PLANNING
3600 PORT ROAD, WARRICK, RI 02886
(401) 944-1500 (401) 944-1515 FAX WWW.JOECASALI.COM

ANCHOR DEALERSHIP
949 & 969 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231

[illegible]

DESIGNED BY:	WMLJR
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	DEC. 2021
PROJECT NO:	03-47h

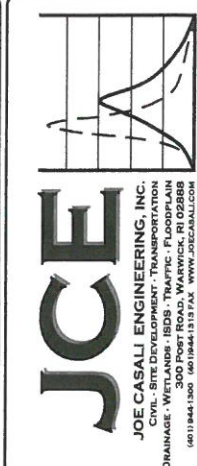
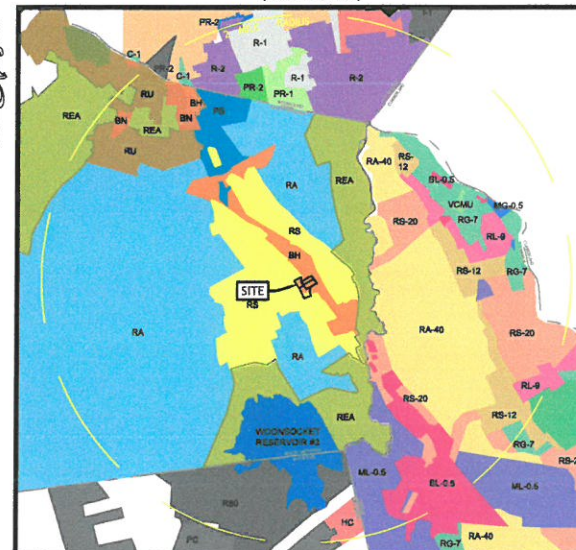
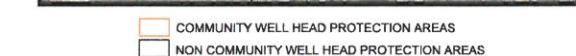
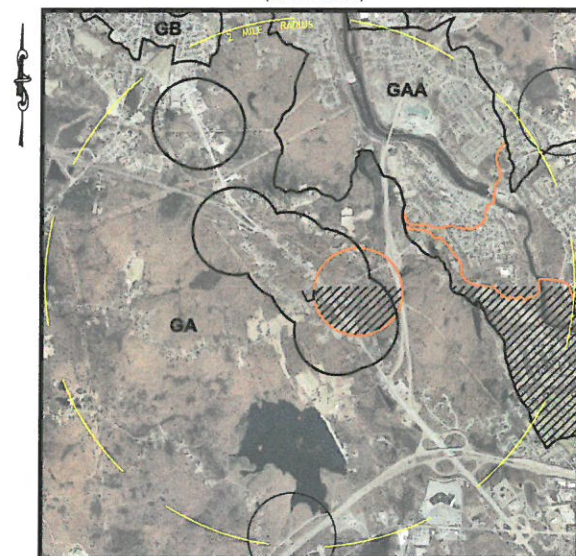
PRELIMINARY, NOT FOR
CONSTRUCTION

SITE CONTEXT MAP

**SHEET
1 OF 1**

Appendix D

Reduced Sized Site Context Map



ANCHOR DEALERSHIP

949 & 969 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231

REVISIONS:	
NO.	DATE. DESCRIPTION

DESIGNED BY:	WMLJR
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	DEC. 2021
PROJECT NO:	03-47h

PRELIMINARY, NOT FOR
CONSTRUCTION

SITE CONTEXT MAP