



**TOWN OF NORTH SMITHFIELD**  
PLANNING DEPARTMENT

One Main Street

Slatersville, RI 02876

Phone: 767-1310 Fax: 356-4541

**APPENDIX B: APPLICATION FOR SUBDIVISIONS 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.

BB&G LLC of North Smithfield

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: Main Street SLATER COURT Date: August, 2021 OCTOBER, 2021

Type of Project

- Administrative Subdivision
- Subdivision
- Land Development Project

Classification

- Minor
- Major

Review Stage

- Pre-Application/Concept
- Master Plan
- Preliminary Plan
- Final Plan

1. Assessor's Plat(s) 4 Assessor's Lot(s) 270

2. Number of Lots: 3 3. Zoning Designation(s): RU-20

4. Street Name: Main Street, Slatersville

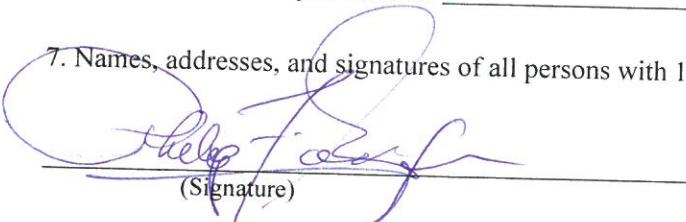
5. Divider/ Developer: BB&G LLC

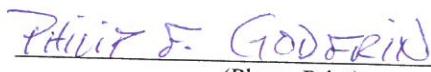
6. Divider's/ Developer's Name: BB&G LLC

(Please Print)

Divider's/ Developer's Name: \_\_\_\_\_  
(Signature)

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

  
(Signature)

  
(Signature)

(Please Print)

(Signature)

(Please Print)

8. Surveyor/ Engineer/ Attorney/ Representative: Marc N. Nyberg, PLS

Name: Insite Engineering Services LLC

Address: 501 Great Road, Unit 104, North Smithfield, RI 02896

Daytime Telephone # 401-762-2870 Facsimile # 401-762-2871

(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.)

**Project Narrative**  
**Slater Court - Major Land Development**  
**6 Duplex Units**  
**Assessor's Plat 4, Lot 270**  
**October 2021**

#### **INTRODUCTION**

The site is located on southern side of Main Street and is identified as N.S. Assessors Plat 4, Lot 270. The site consists of 423,880 square feet+/- or 9.73 acres+/- with 962.52' of frontage along Main Street. The site is bordered by Slatersville Reservoir along the southern property line. A Wooded Swamp has been flagged by Natural Resource Serves, Inc., and is located along the rear portion of the site. The site is vacant and wooded.

#### **PROPOSED DEVELOPMENT**

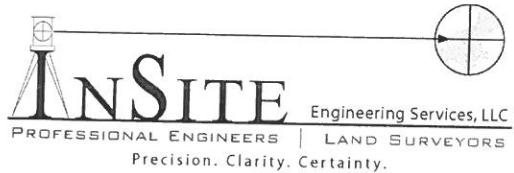
The project proposes 6 duplex condominium units for a total of 12 units. The units are planned to be approximately 1,600-1,800 square feet, will consist of 2 bedrooms and 2 bathrooms. Each unit will also have a two-car garage.

The project will include the development of private driveway with pervious pavement to mitigate stormwater runoff. There will be two entrance/exits. The impact will be less than a conventional subdivision with seven driveways. Installation of the following utilities to service the condo units is proposed: sewer, water, gas, electric and cable. Three Cultec 280HD chambers are proposed for each unit to mitigate roof stormwater runoff.

The development proposed is a retirement community for adults. The estimated age of residents is over 55 with an estimated population of 22. There will be no impact by school aged children.

The proposal also includes the division of a 2.35 acre+/- lot at eastern end of the property.

We also request the Planning Boards opinion and recommendation to the Town Council to acquire Plat 4, Lot 36, consisting of approximately 8,684 square feet. In return we would subdivide and convey to the Town the land area behind the current town owned parcel identified as Plat 4, Lot 219. The land area to be conveyed to the town would consist of approximately 39,640 square feet.



October 7, 2021

Town of North Smithfield  
Planning Department  
83 Greene Street  
North Smithfield, RI 02896

RE: Assessor's Plat 4, Lot 270, Main Street, North Smithfield, Rhode Island

Dear Planning Board Members,

Enclosed please find an application for a Master Major Subdivision for the above-mentioned property. We respectfully request the following waivers to regulation 5.6.3.7. Multifamily dwellings, apartments:

5.6.3.7(1) Building design and location. Where more than one principal structure is erected on a lot, it shall be set back a minimum of 25 feet from interior ways, 15 feet from parking areas; and 20 feet from other principal structures.

5.6.3.7(7) Access and egress. On any one street there shall not be more than one opening for access or egress at 500-foot intervals.

We also ask that review by Rhode Island Department of Environmental Management and Rhode Island Department of Transportation comments be waived for the Master Plan approval and a full review by these departments to be provided at the time of the Preliminary submission.

Sincerely,

Marc N. Nyberg  
Director of Survey

**H. MASTER PLAN CHECKLIST**  
**MAJOR LAND DEVELOPMENT PROJECTS AND MAJOR SUBDIVISIONS**  
**CONSERVATION DEVELOPMENTS**

The applicant shall submit to the Administrative Officer at least ten (10) blueline or photocopies of all master plan maps and information required below. Plans must be no larger than 24" x 36". The scale and number of all plans shall be sufficient to clearly show all of the information required and shall be subject to the approval of the Administrative Officer. All plan sheets and related documents must be provided in portable document format (PDF) files as well. Plans shall include a certification that all plans and improvements conform to a minimum Class IV standard of the State of Rhode Island and Providence Plantations, Board of Registration for Professional Engineers and Board of Registration of Land Surveyors.

The following information shall be presented in the form of a written narrative report, supplemented as necessary with drawings, sketches or plans to convey intent. The narrative report shall include reduced sets of all drawings and plans required below on maximum 11" x 17" sheets. Initially, the applicant shall submit to the Administrative Officer at least ten (10) blueline or photocopies of preliminary plan maps required below. The number of reduced copies of the plans and narrative report shall be determined by the Administrative Officer, based upon the required distribution to the Planning Board, and other agencies listed in Supporting Materials, below.

Every submission must also be accompanied by an Application for Approval of a Major Land Development Project or Major Subdivision, as contained in Appendix B.

At a minimum, required information includes the following:

1. Site Base Map (see below).
  2. Existing Resources and Site Analysis Map. See Section 4-1 (O).
  3. Site Context Map. See Section 4-1 (F).
  4. Sketch Plan Overlay Sheet. See Section 4-1 (E).\*
  5. Conventional Yield Plan. See Section 4-1 (H).\*
- \* Required for Conservation Developments only
6. Proposed Conditions Map (Conventional Subdivisions only).

### **BASE MAP**

All Master Plan Drawing(s) required by this Checklist shall show the following information (if applicable):

A. All maps required by this Checklist shall show the following information (if applicable):

1.  Name and location of the proposed subdivision.
2.  Name and address of property owner and applicant.
3.  Name, address and telephone number of engineer and/or land surveyor.
4.  Date of plan preparation, with revision date(s) (if any).

5.  Graphic scale and true north arrow. Legend to explain any graphic representations or symbols on the plan.
6.  Inset locus map at 1" = 2000' exact or approximate scale so labeled.
7.  Plat and lot number(s) of the land being subdivided.
8.  Zoning district(s) of the land being subdivided. (If more than one district, zoning boundary lines must be shown.)
9.  Perimeter boundary lines of the subdivision, in heavy shaded line, drawn so as to distinguish them from other property lines.
10.  Area of the subdivision parcel(s) and proposed number of buildable lots.
11.  Location and dimensions of existing property lines within or forming the perimeter of the subdivision parcel(s).
12.  N/A Easements and rights-of-way within or adjacent to the subdivision parcel(s).
13.  Location, width and names of existing streets within and immediately adjacent to the subdivision parcel.
14.  Names of abutting property owners and property owners immediately across any adjacent streets.

## **EXISTING RESOURCES AND SITE ANALYSIS MAP**

The information required in Section 4-1 (O) shall be shown on the Existing Resources and Site Analysis Map(s), and shall be subject to the approval of the Administrative Officer. This information may be based on the information provided at the Pre-application stage of review (Checklist C), with updates as required.

### **A. Topography and Slopes**

15.  Existing contours at intervals of two or five feet elevation relative to sea level.
16.  Slope map, with slopes grouped according to three categories based on development suitability: <15%, 15-25% and over 25%. Steeper slopes should be shown in progressively darker colors or shades of gray.

### **B. Natural Resource Inventory**

17.  Location of land unsuitable for development as defined in the Zoning Ordinance, including wetlands, ponds, streams, ditches, drains, special aquatic sites, vernal pools. Wetland locations do not need to be verified by RIDEM.
18.  Vegetative cover on the property, indicating any unfragmented forest tracts
19.  Soils map, indicating any prime farmland soils, and any land in active agricultural use.
20.  N/A Geologic formations
21.  N/A Ridge lines of existing hills
22.  N/A Wellhead protection areas for public or community drinking water wells
23.  Groundwater Aquifer Overlay District (Town)
24.  100-year floodplains as shown on federal flood protection maps

25. N/A State, regional, or community greenways and greenspace priorities  
26. N/A State-designed Natural Heritage Sites (RIDEM)

### **C. Cultural Resource Inventory**

27. N/A Approximate location of man-made features such as roads, structures, outbuildings, roads or trails, and other such features on the parcel  
28. N/A Historically significant sites or structures  
29. N/A State or locally-designated historic sites, districts, cemeteries or landscapes  
30. N/A Location of any stone walls within or forming the perimeter of the site  
31. N/A Archaeological sites  
32. N/A Scenic road corridors and state-designated scenic areas  
33. N/A Viewshed analysis

### **D. Recreational Resource Inventory**

34. N/A Existing hiking, biking and bridle trails within and adjacent to site  
35. N/A Boat launches, lake and stream access points, beaches and water trails  
36. N/A Existing play fields and playgrounds on or adjacent to the site

### **E. Utilities and Infrastructure**

37. X Size and approximate location of public or private water lines  
38. X Size and approximate location of public or private sewer lines  
39. X Gas service  
40. X Electrical service  
41. X Telephone, cable, and other communication services  
42. X Width and surfacing material of existing road(s) at access points  
43. X Existing drainage and drainage structures, such as culverts and pipes, etc.

## **SITE CONTEXT MAP**

The Contextual Analysis process is described in detail in Section 4-1 (F) and in the design process Section 4-1 (D), Step 2 of these Regulations. This information may be based on the information provided at the Pre-application stage of review (Checklist C), with updates as required.

44. X Site Context Map  
45. X Soils Map of surrounding area. See Supporting Materials, No. 4.

## **SKETCH PLAN OVERLAY SHEET (Conservation Developments)**

The applicant shall present initial proposals for development, using a conceptual sketch plan(s) for development. This information may be based on the information provided at the Pre-application stage of review (Checklist C), with updates as required.

46. X Identification of areas proposed for development  
47. N/A Location of proposed open space areas  
48. N/A Initial layout of streets  
49. X Land Unsuitable for Development, as defined in the Zoning Ordinance

## **CONVENTIONAL YIELD PLAN (Conservation Developments)**

An updated Conventional Yield Plan, as discussed at the Pre-application stage of review shall be presented for further review by the Planning Board, if required.

50.  Conventional Yield Plan, if modified from Pre-application review

## **PROPOSED CONDITIONS MAP(S) (Conventional Subdivisions)**

For conventional subdivisions, the applicant shall submit the following information in lieu of a Sketch Plan Overlay Sheet and Conventional Yield Plan:

1.  Proposed improvement including streets, lots, lot lines, with approximate lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines.
2.  Grading plan in sufficient detail to show proposed contours for all grading proposed for onsite construction of drainage facilities and grading upon individual lots if part of proposed subdivision improvements (if applicable).
3.  Proposed utilities plan, including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrant, utility poles, or other proposed above or underground utilities, as applicable. utility note added to plan.
4.  Location, dimension and area of any land proposed to be dedicated to the Town for use as open space, conservation or recreation.
5.  N/A Base flood elevation data
6.  Certification by a Registered Land Surveyor that all interior and perimeter lot lines and street lines of the land being subdivided have been designed to conform to Class 1 survey requirement and are certified as being correct
7.  Rectangular box showing zoning district(s), dimensional requirements for each district, and the minimum dimensions actually provided.

## **SUPPORTING MATERIALS**

The applicant shall submit to the Administrative Officer a narrative report providing a general description of the existing physical environment and existing use(s) of the property along with a general description of the uses and type of development proposed by the applicant. The narrative report shall include reduced copies of all plan required above plus items 3-11, below:

1.  Administrative (filing) Fee: \_\_\_\_\_ Plus No. of Lots \_\_\_\_\_ x Per/lot  
Fee \$25.00= \_\_\_\_\_ Total Fee
2.  Project Review Fee (if required)
3.  An aerial photograph or blue line copy of an existing aerial photograph of the proposed subdivision parcel and surrounding area
4.  A copy of the soils map of the subdivisions parcel and surrounding area, and general analysis of soil types and suitability for the development proposed. If any prime agricultural soils are within the subdivision parcel(s), the soils map shall be marked to show the location of said prime agricultural soils

5.  An estimate of the approximate population of the proposed subdivision
6.  An estimate of the number of school-aged children to be housed in the proposed subdivision
7.  N/A Fiscal impact statement (if required)
8.  N/A Proposed phasing, if any
9.  A narrative detailing potential neighborhood impacts
10.  N/A Open Space Use and Management Plan. See Section 4-1 (K) 5. (Required for Conservation Developments only)
11.  Written request for waivers of subdivision standards as per Section 7-2.
12.  Copy of Plan in digital format. (AutoCAD 2007 or newer)

13.  Initial written comments on the Master Plan from the following agencies

A. <input type="checkbox"/>	Planning Department	Date: _____
B. <input type="checkbox"/>	Public Works Department	Date: _____
C. <input type="checkbox"/>	Sewer Department	Date: _____
D. <input type="checkbox"/>	Building Inspector	Date: _____
E. <input type="checkbox"/>	Fire Department	Date: _____
F. <input type="checkbox"/>	Town Solicitor	Date: _____
G. <input type="checkbox"/>	Conservation Commission	Date: _____
H. <input type="checkbox"/>	Police Department	Date: _____
I. <input type="checkbox"/>	Other (specify) _____	Date: _____

Adjacent Communities (specify):

A. <input type="checkbox"/>	Date: _____
B. <input type="checkbox"/>	Date: _____
C. <input type="checkbox"/>	Date: _____
D. <input type="checkbox"/>	Date: _____
E. <input type="checkbox"/>	Date: _____

State Agencies:

A. <input type="checkbox"/>	Environmental Management	Date: _____
B. <input type="checkbox"/>	Transportation	Date: _____
C. <input type="checkbox"/>	Other (specify) _____	Date: _____

Federal Agencies:

A. <input type="checkbox"/>	U.S. Army Corps Engineers	Date: _____
B. <input type="checkbox"/>	FEMA	Date: _____

# Municipal Lien Certificate - North Smithfield

Per RIGL §44-7-11(a); valid for recording through: 12/04/2021

**Date of certificate:** 10/05/2021

**Tax Payer** BB&G ASSOCIATES LLC

**Penalty as of:** 10/05/2021

135 WOODRIDGE RD  
MARLBORO MA 01752

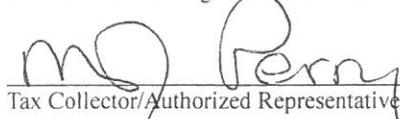
**Parcel:** 004-270

**Location:** 0 MAIN ST

Place Recording stamp here

Receivable	Account #	Type	Detail	Original Bill	Amount Due	Penalty Due	Total Due
2021 RP Tax Roll	02-1200-00	Real	004-270 at MAIN ST	2,878.53	1,439.26	0.00	1,439.26
<b>Total:</b>							1,439.26

This Certificate includes identifiable charges which may constitute a lien on the above mentioned property. This may include Real Estate Taxes, Tangible Property which were assessed to the current owners or previous owners of the property. This is to certify that the above is true and correct. Said certification is given in accordance with 44-7-11 of the general laws of Rhode Island, 1956.

  
Tax Collector/Authorized Representative

## Soil Map—State of Rhode Island Bristol, Kent, Newport, Providence, and Washington Counties



Soil Map may not be valid at this scale.

Map Scale: 1:5010 (Enlarged on 4 Landscapes (11" x 8") sheet)

71° 34' 48" W

Natural Resources  
Conservation Service  
6DA



Web Soil Survey  
National Cooperative Soil Survey

## MAP LEGEND

Area of Interest (AOI)	Area of Interest (AOI)	Spoil Area
		Stony Spot
		Very Stony Spot
		Wet Spot
		Other
		Special Line Features
<b>Special Point Features</b>		
		Water Features
		Streams and Canals
		Transportation
		Rails
		Interstate Highways
		US Routes
		Major Roads
		Local Roads
		Background
		Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties  
Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 24, 2020—Jul 18, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaD	Canton-Charlton-Rock outcrop complex, 15 to 35 percent slopes, very stony	7.9	6.3%
CeC	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, very rocky	9.6	7.7%
ChB	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	3.3	2.6%
HkA	Hinckley loamy sand, 0 to 3 percent slopes	11.8	9.4%
HkC	Hinckley loamy sand, 8 to 15 percent slopes	14.1	11.2%
HkD	Hinckley loamy sand, 15 to 25 percent slopes	0.4	0.4%
MU	Merimiac-Urban land complex, 0 to 8 percent slopes	14.5	11.5%
Rf	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	8.7	6.9%
Ru	Rippowam fine sandy loam	12.4	9.8%
UD	Undrained-Urban land complex	0.2	0.2%
W	Water	42.9	34.1%
<b>Totals for Area of Interest</b>		<b>125.8</b>	<b>100.0%</b>