



TOWN OF NORTH SMITHFIELD
PLANNING DEPARTMENT



9/16/21
RECEIVED

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.

Bob Houle 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: Quaker Highway **Date:** 9-16-21

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) 1 Assessor's Lot(s) 470
2. Number of Lots: 1 3. Zoning Designation(s): MU2
4. Street Name: Quaker Highway
5. Divider/ Developer: Robert Houle - RTM Realty
6. Divider's/ Developer's Name: Robert Houle - RTM Realty
(Please Print)
Divider's/ Developer's Name: Robert R. Houle
(Signature)

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

Robert R. Houle Robert Houle
(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.)



Narrative for
Assessor's Plat 1, Lot 470
Quaker Highway
North Smithfield, Rhode Island
September, 2021

The site is located on the easterly side of Quaker Highway in the town of North Smithfield. The total lot area equals 50,481.63 SF or 1.16 Acres. The area has commercial developed along both sides of the Quaker Highway within the surrounding area.

The site is zoned MU2. The property is not located within a flood hazard zone, Wellhead Protection Area, Groundwater Protection Overlay District or Natural Heritage Area. The site is developed with an existing commercial building and pavement.

The applicant proposes a 20' x46' addition to the rear of the building. The addition will be used as indoor shooting range for the existing gun store. A recommendation from the planning board is requested so the applicant may apply to the zoning board of review.

**E. PRELIMINARY PLAT CHECKLIST
MINOR LAND DEVELOPMENT PROJECTS AND MINOR SUBDIVISIONS
NO PUBLIC IMPROVEMENTS**

The applicant shall submit to the Administrative Officer at least ten (10) copies of the preliminary site plans drawn to a scale of 1 inch to 40 feet. The scale and number of plans may be modified with the permission of the Administrative Officer. Each sheet shall be no larger than 24 inches by 36 inches, and a sufficient number of sheets shall be included to clearly show all of the information required. Sheets shall be numbered sequentially (e.g., sheet 1 of 3, 2 of 3, etc.). All plan sheets and related documents must be provided in portable document format (PDF) files as well.

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

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

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

15. X Location of wooded areas and notation of existing ground cover.
16. N/A Location of wetlands or watercourses on or within 200 feet of the perimeter of the subdivision parcel. All wetland locations shall be verified by RIDEM. GIS shows wetland through abutting building. GIS is incorrect.
17. N/A Areas of agricultural use.
18. N/A Existing contours at intervals of two or five feet elevation relative to sea level. Site is flat.
19. X Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision.
20. X Location and dimension of all existing utilities within and immediately adjacent to the subdivision including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrants, utility poles, storm water drainage facilities or other above or underground utilities.
21. N/A Location of historic cemeteries within or immediately adjacent to the subdivision parcel(s) (if any).
22. N/A Location of any unique natural and/or historic features, including stone walls.
23. X Notation on plan if the subdivision parcel(s) are located within any of the following areas:
- N/A Natural Heritage Areas (RIDEM)
- N/A Groundwater Protection Overlay District (Town)
24. X Rectangular box showing zoning district(s), dimensional requirements for each district, and the minimum dimensions actually provided. Zoning district added, but not a rectangular box.


