

**THE LAW OFFICES OF
NICOLE J. SHANNON, LLC**
14 BREAKNECK HILL ROAD - SUITE 102
LINCOLN, RHODE ISLAND 02865

NICOLE J. SHANNON*

JOANN B. COURNOYER
PARALEGAL

TEL 401.305.3720
FAX 401.305.3655

* MEMBER OF THE RHODE ISLAND
AND MASSACHUSETTS BAR

March 18, 2021

Gary Palardy, Chairman
Town of North Smithfield Planning Board
83 Greene St.
No. Smithfield, RI 02896

RE: Minor Subdivision Approval
Applicant: Cheryl E. Branchaud, Trustee
Location: 48 Farm Street (AP 8 Lot 30)
Decision Date: 3/17/2021

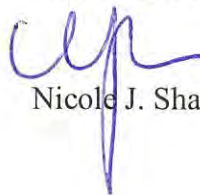
Dear Mr. Palardy:

Please be advised that I have been retained by the above Applicant to help navigate the conclusion of the pending minor subdivision application with the Town of North Smithfield. Additionally, I am representing the applicant with regard to the sale of the house lot which is currently under agreement to close mid-May.

I am in receipt of the above referenced recorded Decision of Approval granting approval of the Applicant's Minor Subdivision Preliminary Application. While my client and I realize that the ordinary course involves the submission of a final application package, would you kindly consider this letter as a formal request for the Planning Board to issue the final approval administratively without need for submission of a final approval package and formal hearing thereon.

Please feel free to call or email me with any questions or concerns regarding this correspondence. Otherwise, I look forward to confirmation that this recommendation will be brought before the Board on April 8, 2021 and will then await their decision. Thank you for your cooperation in this matter.

Very truly yours,



Nicole J. Shannon

NJS/bms

Via email only – Tom Kravitz

POSTED 3-17-21

Town of North Smithfield Planning Board - Minor Subdivision Preliminary Application

Decision of Approval

1. Applicant

Owner/Developer: Mr. & Mrs. Robert & Cheryl Branchaud
48 Farm Street
North Smithfield, RI 02896

RECEIVED FOR RECORD
NORTH SMITHFIELD R.I.

Mar 17, 2021 at 01:27P

BOOK 890 PAGE 307
DOC #: 00045026

2. Property

Location: Map 8, Lot 30

Zoned: MU1

3. The Record:

At its meeting of March 11, 2021, the Planning Board voted unanimously by a count of 5-0 to authorize the Town Planner to author the following positive decision for the above-titled application.

4. Statement of Review, Hearing & Authority:

This application was heard under the provisions of the *North Smithfield, Rhode Island Land Development & Subdivision Regulations adopted* pursuant to Title 43, Chapter of the General Laws of the State of Rhode Island & Providence Plantations, entitled *The Land Development and Subdivision Review Enabling Act of 1992 as amended*.

5: Findings of Fact:

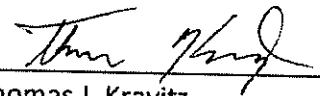
Pursuant to R.I.G.L. § 45-23-60, The following findings of fact shall serve as the decision or record:

1. The proposed development is consistent with the comprehensive community plan as follows: Land Use Goal 1 Ensure that the density and location of development is sympathetic to the capacity of public facilities and services. Land Use Policy 1.a Promote low overall residential densities in those areas where municipal water and sewers are not currently available.
2. The proposed development complies with the standards and provisions of the municipality's zoning ordinance by way of subdividing a conforming lot.
3. Based on the fact this project involves subdividing an existing home with septic system, and proposed lot A will tie into sewer and water in the vicinity of 140-150 Industrial Drive (Insite letter dated 2-24-2021, no significant negative environmental impacts from the proposed development are anticipated).
4. The subdivision will not result in the creation of individual lots with physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot); and
5. The proposed subdivision lot has adequate and permanent physical access to Farm Street and Industrial Drive.

6. Certification:

This is to certify that the above statement of Decision reflects the action of the North Smithfield Planning Board at their meeting of Thursday, March 11, 2021. This is a true and accurate recording of such action and is intended to be part of the official record of the North Smithfield Planning Board.

Certified:



Thomas J. Kravitz
Administrative Officer

Date: 3-17-2021

RECORDED IN NORTH SMITHFIELD RI Mar 17, 2021
AT 01:27P ATTEST JOANNE BUTTIE, ACTING TOWN CLERK