



October 14, 2020

Town of North Smithfield Planning Board
One Main Street
PO Box 248
Slatersville, RI 02876

Subject: Plat 9, Lots 173 & 904, 55 Greenville Road & Village Way, North Smithfield, RI

Dear Board Members,

The applicant owns Plat 9 Lot 173, a 4.55-acre parcel on Greenville Road and Village Way. The Town of North Smithfield owns plat 9 lot 904, a 6,183 square foot lot on Village Way. A 5-lot subdivision is proposed. There is an existing house located on Lot 173 accessed from Greenville Road. Four lots for single-family development with frontage along Village Way are proposed. The lots are proposed to be serviced by private wells and connection to the public sewer line located within Village Way. Electrical, telephone and cable services are also available from Village Way.

The current zone is REA. A zone change to RU will be required to divide the property into 5 lots. The majority of the surrounding area is located in an RU zone with some being in REA and OS zones.

The frontage along Village Way needs 8.71 feet to provide frontage for four lots. The applicant proposes the merger of the town owned lot, which has little usable space, with his property. The applicant will give the town a 10-foot-wide easement running from Village Way to Golden Avenue. North of the site there is an existing 2-inch water line within Golden Boulevard which terminates at the end. To the south of the site there is an 8-inch water line within Village Way which terminates approximately 150 feet from Greenville Road. The easement, which will extend through the subdivision as well as Lot 818 which is also owned by the applicant, will allow the town to connect the two existing water lines.

In addition to Preliminary Plan approval, the applicant is requesting a positive recommendation from the planning board so that he may apply to the Town Council for a zone change and approval for the property exchange.

Sincerely,


Marc N. Nyberg
Director of Survey