

October 7, 2020

Planning Board

Town of North Smithfield

Rhode Island

Lady & Gentlemen,

Please find my pre-application for a minor subdivision of Plat 8 Lot 30 on Farm St. in North Smithfield.

I am submitting this as a pre-application as I do not know what a purchaser will desire. The land is zoned MU1, which permits a home with an office, and or several other possibilities. I believe that the best scenario, leaving as much land as possible for future development, would be to sell the home with the nearest garage on one acre of land.

This would leave Parcels A & B combined with 3.06 Acres of land. Depending on what gets built on these 3.06 Acres, the garage may be of some future use, or it could possibly be used as temporary office, storage, etc. and then torn down. This parcel is currently being marketed with the potential of being a hotel site, housing, offices or whatever is permitted in an MU1 zone.

However, if a purchaser insisted on the second garage with the extra .30 Acres for considerably more money, we would like the option of making Parcel A part of the house lot leaving Parcel B for future development.

I would like your feedback as concerns this potential subdivision as I have listed the house for sale. It has been suggested that the one acre of land might someday be as valuable as the house so that the house could be torn down. I feel that the house should never be demolished since it was built in the 1780's by a Comstock, who I have been told was Slatersville's 1st doctor. The house has been totally restored and is in excellent condition.

Regards

Cheryl Branchaud

