



Michael D. Resnick  
[mresnick@ksplawpc.com](mailto:mresnick@ksplawpc.com)

February 4, 2025

*via electronic mail*

Mark Carruolo, Planning Director  
Town of North Smithfield  
83 Greene Street  
North Smithfield, RI 02896  
[mcarruolo@nsmithfieldri.org](mailto:mcarruolo@nsmithfieldri.org)

**Re: Narragansett Improvement / Rankin Estates Major Subdivision**

Mr. Carruolo:

On January 26, 2023, the North Smithfield Planning Board voted to grant a two-year extension of the master plan approval for the above-referenced major subdivision, extending the expiration date to March 6, 2025 (*see attached correspondence*). Per R.I.G.L. §45-23-40(g)(1), “vesting may be extended for a longer period, for good cause shown, if requested by the applicant, in writing, and approved by the planning board.”.

The project engineers are currently working on preparing materials needed to submit the preliminary plan application package. There are several items that require review and approval from the Rhode Island Department of Environmental Management and Department of Transportation, which has taken longer than anticipated.

At this time, we are respectfully requesting that this matter be assigned for a hearing before the Planning Board as soon as it is possible—preferably the upcoming February 13<sup>th</sup> meeting—to request an extension of the master plan expiration in order to complete the requirements for preliminary plan submission.

Thank you for your consideration.

Sincerely,

Michael D. Resnick  
Enclosure



Town of North Smithfield  
Planning Board  
Decision Letter

RECEIVED FOR RECORD  
NORTH SMITHFIELD R.I.

Mar 06, 2023 at 12:09P

BOOK 962 PAGE 30  
DOC #: 00050252

January 30, 2023

Narragansett Improvements  
C/o Michael Resnick, Esquire  
128 Dorrance Street  
Suite 300  
Providence, RI 02903

Re: OWNER: Rankin Path Realty, LLC.  
LOCATION: 0 Douglas Pike  
Tax Assessor's Plat: 14, Lots: 17, 19, 29, 31 32, 34, 88, 93, 106, 125, 128,  
135, 144, 145, 147, 202 & 242  
APPLICANT: Narragansett Improvements

Dear Attorney Resnick:

The North Smithfield Planning Board, at its January 26, 2023, regular meeting, voted four (4) members in favor with one member recusing, to grant a two-year extension of the Narragansett Improvement/Rankin Estates Major Subdivision, master plan approval in accordance with RIGL 45-23-40(g)(1). The subject property is identified as Assessor's plat: 14; lots: 17, 19, 29, 31 32, 34, 88, 93, 106, 125, 128, 135, 144, 145, 147, 202 & 242. The original master plan approval was granted on March 6, 2019. The master plan will now expire on March 6, 2025. Any future request for an extension shall require the applicant to appear before the planning board and provide good cause in support of the request in accordance with RIGL 45-23-40(g)(1).

This decision shall be recorded in the land evidence records in accordance with RIGL 45-23-63(e).

Sincerely,

Gary Palardy, Chairman  
North Smithfield Planning Board

RECORDED IN NORTH SMITHFIELD RI Mar 06, 2023  
AT 12:09P ATTEST JOANNE BUTTIE, TOWN CLERK