



Michael D. Resnick
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

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 13th 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,

A handwritten signature in blue ink, appearing to read 'Michael Resnick'.

Michael D. Resnick
Enclosure



RECEIVED FOR RECORD
NORTH SMITHFIELD R.I.

Mar 06, 2023 at 12:09P

BOOK 962 PAGE 30
DOC #: 00050252

Town of North Smithfield
Planning Board
Decision Letter

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