



**TOWN of NORTH SMITHFIELD
PLANNING DEPARTMENT**

One Main Street
Slatersville, RI 02876
Phone: 767-2200 Fax: 766-0016

APPENDIX B: APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT PROJECTS

The undersigned owner of land hereby requests to be placed on the agenda of the North Smithfield Planning Board and state that the required information detailed in the Subdivision Regulations of the Town of North Smithfield have been presented to the Administrative Officer.

Matthew Darling of Palm Coast Capital, LLC
is hereby designated as the person to whom legal process may be served in condition with any proceedings arising out of this application. I/We also certify that the undersigned is the owner of the property designed below:

Name of Project: Proposed Tractor Supply Company **Date:** 04/01/2025

Classification

☐ Minor
☒ Major

Type of Project

☐ Administrative
☐ Subdivision
☒ Land Development Project

Review Stage

☒ Pre-Application/Concept
☐ Master Plan
☐ Preliminary Plan
☐ Final Plan

1. Assessor's Plat(s) 1 Assessor's Lot(s) 45 & 46
2. Number of Lots: 2 3. Zoning Designation(s): Business - Neighborhood
4. Street Name: 934 Victory Highway (RI Route 102)
5. Divider/ Developer: Palm Coast Capital, LLC
6. Divider's/ Developer's Name: Matthew Darling
(Please Print)

Divider's/ Developer's Name: Matthew Darling
(Signature)

7. Names, addresses, and signatures of all persons with 10% or more interest:

Matthew Darling Matthew Darling, Palm Coast Capital, LLC
(Signature) (Please Print)
805 Gamewell Avenue, Maitland, FL 32752

(Signature) (Please Print)

8. Surveyor/ Engineer/ Attorney/ Representative: Solli Engineering, LLC

Name: Kevin Solli P.E. & Sam Malafronte P.E.

Address: 11 Vanderbilt Avenue, Norwood, MA 02062

Daytime Telephone # (781) 352-8491 Facsimile # _____

(The owner hereby grants permission to Planning Board members and other Town officials to enter the designated property for the purpose of inspection after notifying the owner 48 hours in advance of site visit.)



April 1st, 2025

Town of N. Smithfield Planning Board
Town Hall
83 Greene Street
Slatersville, Rhode Island 02896

**RE: Major Land Development Project (Pre-Application / Concept)
Proposed Tractor Supply Company ,
Plat 1 Lots 45 & 46
934 Victory Highway (RI Route 102)
N. Smithfield, Rhode Island**


Dear Board Members:

On behalf of the Applicant, Palm Coast Capital, LLC, Solli Engineering is pleased to submit a Major Land Development Application (Pre-Application / Concept) for the proposed Tractor Supply Company at 934 Victory Highway (RI Route 102), North Smithfield, Rhode Island. This project proposes a 21,930± square-foot retail store with 66 parking spaces, permanent sidewalk display areas, a 20,330± square-foot fenced outdoor display area, a trailer display area, and an associated live goods center.

The property is located within the Neighborhood Business zoning district and will likely require relief through a Unified Development process for dimensional or use relief. The proposed development will connect to the existing sewer main along Victory Highway, and a water main extension is planned from the intersection of North Main Street and Victory Highway. Enclosed with this submission are a conceptual site plan and an overall site map to facilitate preliminary discussions.


Please review the submitted material at your earliest convenience and let us know if you have any questions. We look forward to working with you and the Town Staff during the permitting of this project.

Respectfully,
Solli Engineering, LLC



Sam T. Malafonte, P.E.
Asst. Project Manager

Solli Engineering, LLC



Casey J. Burch
Sr. Project Manager

Enclosures:

- Pre-Application Form
- \$600.00 Application Fee
- TSC Concept Plan
- Overall Site Map

CC:

- Mark Carruolo / Town Planner
- Matthew Darling / Palm Coast Capital, LLC

Monroe, CT | West Hartford, CT | Norwood, MA

www.SolliEngineering.com