

July 22, 2025

Town of North Smithfield
Planning Board
Town Hall
83 Greene Street
North Smithfield, RI 02896

Re: Unified Development Review of Master Plan for Major Land Development Project and Zoning Board of Review Application for Special Use Permit for Signage and Use Variance for Drive-Thru Window

Owner: Greenville Realtors, LLC
Applicant: Marwan Eieadah
Property: 3 Greenville Road, North Smithfield, RI 02896
Plat 9, Lot 435
Zone: Business Neighborhood (BN)
Project: Convenience Store, Drive-Thru, & Gas Station. Major land development project consisting of a 3,400 square foot convenience store, drive-thru window, and canopy covered gasoline station/fuel pump area.
Engineer: Civil Design Group, LLC

Dear Members of the Planning Board:

Please accept this Application for Master Plan Review of Major Land Development Project (“LDP Application”) and Application for Special Use Permit, Dimensional Variance, and Use Variance (“Zoning Application”) (collectively, the “Applications”), submitted by Greenville Realtors, LLC and Marwan Eieadah (“Applicant/Owner”) concerning the property located at 3 Greenville Road, North Smithfield, RI 02896 (Plat 9, Lot 435) in the Business Neighborhood (BN) zoning district.

Applicant/Owner requests Unified Development Review pursuant to R.I. Gen. Laws § 45-24-46.4 and the Town of North Smithfield Zoning Code and the Land Development and Subdivision Regulations and seeks the following relief:

- **Unified Development Review.** Applicant/Owner seeks unified development review of its Master Plan for the Major Land Development Project.

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- **Waivers.** Applicant/Owner seeks waivers and/or modifications of certain design standards pursuant to Section 7-2 of the Land Development and Subdivision Regulations and § 340-6.9 of the Zoning Code.
- **Special Use Permit.** Applicant/Owner seeks zoning relief in the form of a special use permit for signage in excess of the quantity (§ 340-4.26(A)), size (§ 340-4.26(B)), and dimensional limits (§§ 340-4.26(D), (J)).
- **Use Variance.** Applicant/Owner seeks zoning relief in the form of a use variance for a drive-thru window, a prohibited use in the Business Neighborhood (BN) zoning district. § 340 Attachment 2 (District Use Regulations Table).

In connection with the Applicant/Owner's LDP Application, enclosed please find the following:

1. Application for Master Plan Review of Major Land Development Project at 3 Greenville Road;
2. Project Narrative for Unified Development Review of the proposed Major Land Development Project at 3 Greenville Road (10 copies);
3. Request for Waivers, attached as Exhibit A to the Project Narrative (10 copies);
4. Master Plan Set for Proposed Marketplace, Drive Thru & Gas Station prepared by Civil Design Group, LLC and dated July 15, 2025 (10 copies);
5. Signage Plans¹ (10 copies);
6. Two-hundred-foot (200') radius map of the property located at 3 Greenville Road, North Smithfield, RI, 02896 (10 copies);
7. List of abutters, addresses, and parcel numbers (2 copies);

¹ The enclosed Signage Plans are intended to demonstrate the proposed signage for the Project and the zoning relief that is required. Applicant/Owner will supplement its submission with respect to signage as necessary and upon request by the Planning Board.

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8. Mailing labels for abutters list (3 copies); and
9. Check payable to the Town of North Smithfield in the amount of \$625.00 representing payment of the applicable filing fee for the LDP Application.

In connection with the Applicant/Owner's Zoning Application, enclosed please find the following:

1. Zoning Board of Review Application for Special Use Permit and Use Variance;
2. Project Narrative for Unified Development Review of the proposed Major Land Development Project at 3 Greenville Road (10 copies);
3. Recorded Deed for the property located at 3 Greenville Road, North Smithfield, RI, 02896 (10 copies);
4. Master Plan Set for Proposed Marketplace, Drive Thru & Gas Station prepared by Civil Design Group, LLC and dated July 15, 2025 (10 copies);
5. Signage Plans (10 copies);
6. Two-hundred foot (200') radius map of the property located at 3 Greenville Road, North Smithfield, RI, 02896 (10 copies);
7. List of abutters, addresses, and parcel numbers (2 copies);
8. Mailing labels for abutters list (3 copies);
9. Photographs of the Property; and
10. Check payable to the Town of North Smithfield in the amount of \$700.00 representing payment of the applicable filing fee for the Zoning Application.



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Should you have any questions or require additional information, please do not hesitate to contact me at 401-274-7200 or enoonan@apslaw.com. We look forward to presenting this proposal at the appropriate hearings and thank you for your consideration.

Sincerely,

/s/ Elizabeth McDonough Noonan

Elizabeth McDonough Noonan

Attorney for Greenville Realtors, LLC and Marwan Eieadah