

July 22nd, 2025

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

**RE: Major Land Development / Unified Development Review
Proposed Tractor Supply Company
Map 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 & Zoning Relief Application with the intent to be reviewed under a Unified Development Review for the proposed Tractor Supply Company, a commercial development proposed on Map 1 Lots 45 & 46 along Victory Highway (RI Route 102) in North Smithfield, Rhode Island. The project proposes a commercial development, consisting of a new **21,930± square-foot retail store with seventy-four (74) parking spaces**, outdoor permanent sidewalk display areas, a fenced outdoor display area, a trailer display area, and an associated **live goods center (total of 29,715± square-feet of outdoor display of merchandise)**.

Please find enclosed the following forms, documents, and fees as part of the Applications:

- Cover Letter (9 Copies)
- Land Development Application (9 Copies)
- Zoning Relief Application (9 Copies)
- Preliminary Plat Checklist (9 Copies)
- Applications Fees
 - \$700.00 Zoning Relief Fee
 - \$600.00 Land Development Fee
- Permitting Plan Set (9 Copies – 3 Full Size)
- Architectural Elevations (9 Copies – 3 Full Size)
- Stormwater Report (9 Copies)
- Traffic Impact Assessment (9 Copies)
- Authorization Representation (9 Copies)
- Abutter Mailing Labels & List (3 Copies)
- Zoning Relief Letter (9 Copies)

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 during the permitting of this project.

Respectfully,
Solli Engineering, LLC



Sam T. Malafronte, PE
Asst. Project Manager

Solli Engineering, LLC



Casey J. Burch
Sr. Project Manager

Solli Engineering, LLC



Kevin Solli, PE, PTOE
Principal / Owner

Enclosures:

- Refer to bulleted list above

CC:

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