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Town of North Smithfield  
Planning Board  
Decision Letter

June 14, 2023

Mr. Jason Jarvis  
125 Industrial Drive  
North Smithfield, RI 02896

Re: OWNER: Mr. Jason Jarvis  
LOCATION: 125 Industrial Drive  
Tax Assessor's Plat: 5, Lot: 425  
APPLICANT: Jarvis Properties LLC, d/b/a New England Truck Solutions, Inc.

Dear Mr. Jason Jarvis,

The following is the decision on your application for master plan approval of a Major Land Development Project to demolish an existing 3,420 S.F. Quonset Hut structure and construct a 9,000 S.F. commercial building for use as an auto body repair and paint shop, to supplement the existing truck repair facility at 125 Industrial Drive in the Manufacturing Zoning District (M).

After completion of a public informational meeting for which notice was served and a record was kept, the North Smithfield Planning Board, taking into consideration its knowledge and expertise and after considering all the representations and presentations made at the public informational meeting, makes the following findings of fact:

- 1) That the subject property is located at 125 Industrial Drive and is identified as Tax Assessor's Plat: 5; Assessor's Lot: 425 and is zoned M.
- 2) That the existing property consists of one (1) parcel totaling approximately 185,575 S.F. occupied by a 16,500 S.F. structure utilized by New England Truck Solutions, Inc., a Quonset Hut structure, and associated parking areas.
- 3) That the scope of work includes demolition of an existing Quonset Hut structure with relocation of services within that facility to a new 9,000 S.F. commercial building. The existing use 'Auto Body or Paint Shop' (5.4.9.3) is allowed by right in the M zone.
- 4) That domestic water service will be extended to the new building from the existing facility.
- 5) That the facility will utilize the existing public sewer system within Comstock Road.
- 6) There will be no increase in impervious area and water quality appurtenances will likely be required. Stormwater design will require review and approval through the RI Department of Environmental Management.
- 7) That there is a state-of-the-art filtration system on the property and there will be no contamination to the groundwater. According to Mr. Jarvis, leaks/spills from trucks are collected and pumped out and will not affect groundwater.
- 8) That the property is in the Water Supply Protection Overlay District but is exempt from the associated ordinance.

- 9) That the new building will not emit lighting from the property.
- 10) If there are increases in the stormwater flow rates or volumes, a Physical Alteration Permit (PAP) will be required from the RI Department of Transportation.
- 11) There are no utilities connecting over this property through the sewer easement and the sewer easement on the property was released in October 2003 (Book 260, Page 729).

Based on the foregoing findings of fact, a motion was made by Mr. Porter, seconded by Mr. Menard, and voted unanimously on a roll call vote to approve the master plan with the following stipulations from the Planning Office Recommendations:

- 1) That the applicant shall receive a Rhode Island Department of Environmental Management (RIDEM) Stormwater Construction Permit and (RIPDES) Groundwater Discharge Permit prior to preliminary approval.
- 2) That the applicant shall receive a Physical Alteration Permit (PAP) from the Rhode Island Department of Transportation (RIDOT) if required.
- 3) That a Soil and Sediment control plan shall be required at preliminary approval in conformance with North Smithfield Zoning Ordinance Section 18 "Soil Erosion and Sediment Control."

In granting its approval, the Planning Board found the development to be generally consistent with Article 1.1 "Purpose" of the Towns Land Development and Subdivision Regulations and;

- 1) Generally consistent with the Comprehensive Community Plan.

**Land Use Goal 4.** Grow the non-residential tax base in a manner that encourages local employment benefits.

**Land Use Policy 4.a.** Promote redevelopment and expansion within existing manufacturing areas.

- 2) In compliance with the standards and provisions of the Town Zoning Ordinance.

The proposed auto body and paint shop use is allowed by right per Zoning District Use Table 5.4.9.3 in the Manufacturing (M) zoning district.

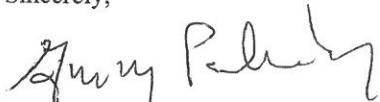
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

The following vote on the motion to approve was cast:

Gary Palardy	Yes
Jeff Porter	Yes
Roland Menard	Yes

Lucien Benoit	Yes
Cynthia Roberts	Yes

Sincerely,



Gary Palardy, Chairman  
North Smithfield Planning Board

RECORDED IN NORTH SMITHFIELD RI Jul 10, 2023  
AT 12:08P ATTEST JOANNE BUTTIE, TOWN CLERK