

DATE: September 20, 2023

TO: The Honorable Members of the North Smithfield RI Planning Board
North Smithfield Town Hall
83 Greene Street
North Smithfield, RI 02896

FROM: Paul Vanasse, Member - Andromeda Real Estate Partners LLC

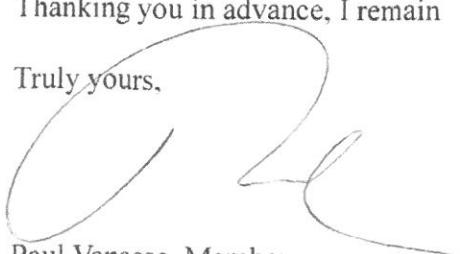
RE: Plat 10 Lot 52 Mattity Road

Dear Members:

Your board graciously granted Master Plan approval for our proposed development on October 14, 2021. We are requesting an extension to the previously granted approval due to the delays in receiving several environmental reports which are required by the North Smithfield Zoning Board of Review. These aforementioned reports are necessary for the project to proceed forward.

Thanking you in advance, I remain

Truly yours,



Paul Vanasse, Member
Andromeda Real Estate Partners LLC
1849 Old Louisquisset Pike
Lincoln, RI 02865
401-265-6144
optimism@cox.net

Feb 18, 2022 at 11:41A

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DOC #: 00048044

Town of North Smithfield Planning Board

Master Plan Application Major Land Development Plan - Decision of Approval

1. Applicant

Owner/Developer: Andromeda Real Estate Partners, LLC
Paul Vanasse
1849 Old Louisquisset Pike
Lincoln, RI 02865

2. Property Location: Plat 10, Lot 52

Type of Application: Major Land Development, Master Plan Application.
Zoning: RA

3. The Record:

At its meeting of October 14, 2021, the Planning Board voted by a count of 3-1 to approve this decision of approval.

4. Statement of Review, Hearing & Authority:

This application was heard under the provisions of the North Smithfield, Rhode Island Land Development & Subdivision Regulations adopted pursuant to Title 43, Chapter of the General Laws of the State of Rhode Island & Providence Plantations, entitled The Land Development and Subdivision Review Enabling Act of 1992 as amended.

5: Findings of Fact:

Pursuant to R.I.G.L. § 45-23-60, The following findings of fact may serve as the basis for a decision of approval:

1. The proposed development is consistent with the local and state-approved April 1, 2019, comprehensive plan as follows: Land Use Goal 1a – Promote low overall residential densities in those areas where municipal water and sewers are not currently available. Land Use Chapter Goal 3 – Prevent incompatible non-residential uses in residential neighborhoods. Solar arrays, being renewable energy generating facilities, are passive non-residential uses that generate virtually no noise, light, vehicle or truck traffic, or air emissions. As a land use, they are therefore not inimical to surrounding residential uses.
2. The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance, however, requires two special use permits which must be authorized by the Zoning Board.
3. There will be no significant negative environmental impacts from the proposed development.

4. The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable; and
5. All proposed land developments and all subdivision lots have adequate and permanent access to a public street. This subdivision has primary access to Mattity Road.

6. Advisory Opinion

The Planning Board voted 3-1 that a positive advisory opinion be forwarded to the Zoning Board of Review for two special use permits, one for a solar array in an RA zone and a second for site location being in the water supply overlay district.

MOTION by Mr. Keene, seconded by Mr. Fournier to send a positive recommendation to the Zoning Board for the two special use permits required for this application. Roll call vote: Mr. Porter-no, Mr. Keene-yes, Mr. Fourier-yes, and Mr. Menard-yes. Motion carries 3-1

7. Conditions:

Preliminary plan approval is subject to zoning board approval and applicant returning to Planning Board for preliminary and final submittal and approval.

7. Certification:

This is to certify that the above statement of Decision reflects the action of the North Smithfield Planning Board at their regularly scheduled meeting of Thursday, October 14, 2021. This is a true and accurate recording of such action and is intended to be part of the official record of the North Smithfield Planning Board.

Certified:



Date: FEB 18, 2022
North Smithfield Planning Board
Jeff Porter, Acting Chairman

RECORDED IN NORTH SMITHFIELD RI Feb 18, 2022
AT 11:41A ATTEST JOANNE BUTTIE, TOWN CLERK

