



MEETING AGENDA
Town of North Smithfield
Planning Board

Meeting Date: **Thursday, May 25, 2023**

Time: **7:00 p.m.**

Location: **North Smithfield Town Hall**
Town Council Chamber
83 Greene Street
North Smithfield, RI 02896

The meeting will be livestream. Please join the meeting (viewing only) from your computer, tablet, or smartphone by clicking on this link:

https://www.youtube.com/channel/UCFgw5KxL950ZgZ_DKz8B-MQ

or go to the North Smithfield YouTube page - North Smithfield Town Meetings.

PARTICIPATION FOR THIS MEETING WILL BE IN-PERSON ONLY.

Item 1

Call to Order

Item 2

Roll Call

Item 3

Minutes

Review and approval of the April 27, 2023, meeting minutes.

Item 4

Disclosure

Planning Board members shall disclose potential conflicts on matters before the Planning Board.

Item 5

Disclosure & Notice:

Planning Board members shall disclose any exparte communications about any contested or material adjudicatory facts or opinions concerning the merits of any application before the Planning Board.

Item 6

Declaration of voting members

Item 7
Public Informational Meeting
Major Land Development - Master Plan
NETS Building Expansion

Applicant: Mr. Jason Jarvis
Location: 125 Industrial Drive
Assessor's Plat: 5
Lot: 425
Zoning District: Manufacturing – (M)
Land Area: 4.26 Acres
Number of lots: 1
Engineer: Joe Casali Engineering, Inc.

The applicant is requesting approval 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 and paint shop, to supplement the existing truck repair facility at 125 Industrial Drive in the Manufacturing Zone (M).

Planning Office Findings

The Planning Office finds the proposal 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.
- 5) That the proposed development possesses adequate physical access to a public street.

Planning Office Recommendation

The Planning Office recommendation is to grant master plan approval with the following stipulations:

- 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."

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Richard Keene	Yes	No
Roland Menard	Yes	No
Lucien Benoit	Yes	No
Cynthia Roberts (Alt.)	Yes	No
Cheryl Marandola (Alt.)	Yes	No

Item 8

Amendment to the Town's Zoning Ordinance

General revisions to clarify language, remove outdated language and correct inconsistencies with Zoning Enabling Legislation.

Applicant: Town of North Smithfield

Zoning Amendment: General revisions to clarify language, remove outdated language and correct inconsistencies with Zoning Enabling Legislation.

The North Smithfield Town Council desires to revise and reorganize the Zoning Ordinance as part of the Code of Ordinances for the Town (see attached).

Planning Department Findings

The Planning Office finds the proposal to be in compliance with the Town's Comprehensive Plan including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan.

The Planning Office also finds the proposed zoning amendment to be generally consistent with the following purposes of the Town's Zoning Ordinance:

- (1) Promoting the public health, safety, and general welfare.
- (12) Promoting implementation of the comprehensive plan of the city or town adopted pursuant to chapter 22.2 of this title.
- (14) Providing for efficient review of development proposals, to clarify and expedite the zoning approval process.
- (15) Providing for procedures for the administration of the zoning ordinance, including, but not limited to, variances, special-use permits, and, where adopted, procedures for modifications.

The Planning Office recommendation is for a favorable recommendation to the Town Council for the requested zoning amendment.

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Richard Keene	Yes	No
Roland Menard	Yes	No
Lucien Benoit	Yes	No
Cynthia Roberts (Alt.)	Yes	No
Cheryl Marandola (Alt.)	Yes	No

Item 9

Public Meeting **Election of Officers**

In accordance with North Smithfield Town Charter, Article XII, Section 1. Planning Department – organization:

The [planning] board shall organize annually by electing a chair, vice-chairman, and a secretary.

Nominations:

Chair _____ Vice-chair _____ Secretary _____

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Richard Keene	Yes	No
Roland Menard	Yes	No
Lucien Benoit	Yes	No
Cynthia Roberts (Alt.)	Yes	No
Cheryl Marandola (Alt.)	Yes	No

Item 10

Administrative Subdivisions - For informational purposes only

Subdivision name: MCS Enterprises
Applicant: MCS Enterprises, Inc.
Location: 90 Tifft Rd
Assessor's Plat: 004
Assessor's Lot(s): 49, 319, 397

Adjournment

Individuals requesting special assistance should contact the Town Planner's Office at, 767-2200, ext. 336 seventy-two (72) hours in advance of the meeting date. Agenda posted at Town Hall, North Smithfield Police station, North Smithfield High School, and RI Secretary of State website.