

TOWN of NORTH SMITHFIELD
PLANNING DEPARTMENT

One Main Street
Slatersville, RI 02876
Phone: 767-2200 Fax: 766-0016

**APPENDIX B: APPLICATION FOR SUBDIVISION AND
LAND DEVELOPMENT PROJECTS**

The undersigned owner of land hereby requests to be placed on the agenda of the North Smithfield Planning Board and state that the required information detailed in the Subdivision Regulations of the Town of North Smithfield have been presented to the Administrative Officer.

Mr. Jason Jarvis of Jarvis Properties LLC and New England Truck Solutions, Inc.
is hereby designated as the person to whom legal process may be served in condition with any proceedings arising out of this application. I/We also certify that the undersigned is the owner of the property designed below:

Name of Project: NETS Building Expansion Date: March 2023

Classification

☐ Minor
☒ Major

Type of Project

☐ Administrative
☐ Subdivision
☒ Land Development Project

Review Stage

☒ Pre-Application/Concept
☒ Master Plan
☐ Preliminary Plan
☐ Final Plan

1. Assessor's Plat(s) 5 Assessor's Lot(s) 425
2. Number of Lots: 1 3. Zoning Designation(s): Manufacturing (M)
4. Street Name: 125 Industrial Drive
5. Divider/ Developer: Jarvis Properties LLC, d/b/a New England Truck Solutions, Inc.
6. Divider's/ Developer's Name: Mr. Jason Jarvis, Owner
(Please Print)
Divider's/ Developer's Name: [Signature]
(Signature)
7. Names, addresses, and signatures of all persons with 10% or more interest:

(Signature)

(Please Print)

(Signature)

(Please Print)

8. Surveyor/ Engineer/ Attorney/ Representative: Joe Casali Engineering, Inc.
Name: Joesph Casali, PE
Address: 300 Post Road, Warwick, RI 02888
Daytime Telephone # 401-944-1300 Facsimile # 401-944-1313

(The owner hereby grants permission to Planning Board members and other Town officials to enter the designated property for the purpose of inspection after notifying the owner 48 hours in advance of site visit.)

JOE CASALI ENGINEERING, INC.

CIVIL • SITE DEVELOPMENT • TRANSPORTATION • DRAINAGE • WETLANDS • ISDS • TRAFFIC • FLOODPLAIN
300 POST ROAD • WARWICK, RI 02888 • (401) 944-1300 • (401) 944-1313 (FAX) • www.joecasali.com

March 22, 2023

Mr. Mark Carruolo, Town Planner
Town of North Smithfield
83 Greene Street
N. Smithfield, RI 02896

RE: Proposed 9,000 sq. ft. Commercial Building
125 Industrial Hwy., N. Smithfield – AP 5, Lot 425
New England Truck Solutions Inc.
Pre-Application / Master Plan for a Major Land Development Project

Dear Mr. Carruolo:

On behalf of Jarvis Properties LLC and New England Truck Solutions, Inc., Joe Casali Engineering, Inc. (JCE) is respectfully filing the enclosed materials for a combined Pre-Application / Master Plan Hearing before the North Smithfield Planning Board for a Major Land Development Project. The project requires Development Plan Review and given the size of the proposed building, the review path appears to mimic Major Land Development Project review. The project involves the construction of an approximately 9,000 square foot commercial building to supplement New England Truck Solutions existing facility at 125 Industrial Hwy, also known as Assessor's Plat Map 5, Lot 425. Associated site improvements include demolition of the existing "Quonset Hut" structure on site, new handicap accessible parking areas, utility connections, and stormwater management. The Applicant is requesting to be heard at the next available Planning Board Hearing to review the combined Pre-Application / Master Plan.

Please find the following materials enclosed:

- One (1) completed Application for Land Development Projects,
- One (1) completed Checklist for Pre-Application Meetings,
- One (1) completed Checklist for Master Plan,
- One (1) Application Fee of \$625.00 (Pre-Application),
- One (1) Application Fee of \$625.00 (Master Plan),
- One (1) 200-ft Radius Map and List of Abutters,
- Ten (10) Full Size 24" x 36" Site Plans, dated March 2023, and
- Ten (10) Master Plan Narrative Reports, dated March 2023.

If you should have any questions or would like to meet to discuss this application, please call either myself or Joseph Casali at 401-944-1300.

Sincerely,
JOE CASALI ENGINEERING, INC.



Daniel R. DeCesaris, P.E.
Project Manager

xc: J. Jarvis (NETS); K. Mahoney (NETS); P. Castellone; File

Project Narrative

For a Proposed

9,000 Sq. Ft. Commercial Building

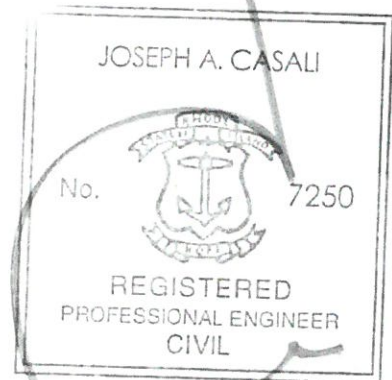
Servicing



125 Industrial Highway
North Smithfield, Rhode Island
AP 5, Lot 425

Prepared for:

Jarvis Properties LLC
d/b/a New England Truck Solutions
Attn: Mr. Jason Jarvis, Owner
125 Industrial Drive
North Smithfield, RI



Submission Date:

March 2023

Submitted by:

JCE

JOE CASALI ENGINEERING, INC.
CIVIL · SITE DEVELOPMENT · TRANSPORTATION
DRAINAGE · WETLANDS · ISDS · TRAFFIC · FLOODPLAIN
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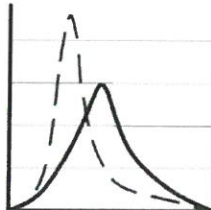


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APPENDICES

- Appendix A: Floor Plans prepared by Castellone Architecture
Appendix B: Reduced Site Plans prepared by Joe Casali Engineering, Inc.

1 INTRODUCTION

On behalf of Jarvis Properties LLC, d/b/a New England Truck Solutions, Inc. (NETS), Joe Casali Engineering, Inc. (JCE) has prepared the following Project Narrative to identify existing and proposed site conditions related to a proposed 9,000 sq. ft. commercial building to supplement the existing facility on the site. The subject property is located at 125 Industrial Drive, North Smithfield, Rhode Island and is identified as Tax Assessor's Plat Map (AP) 5, Lot 1425. The property lies within the Manufacturing (M) Zoning District. NETS is a full-service truck sales, service and body shop servicing all of New England. In addition to the subject parcel, NETS owns and operates a building adjacent to the subject site at 140 Industrial Drive. In general, main offices, services and body shop services occur at the 125 Industrial Drive facility and truck sales occur at the 140 Industrial Drive facility.

2 SITE LOCATION AND PHYSICAL DESCRIPTION

2.1 Existing Conditions

According to a Class I Limited Content Boundary Survey completed by Ocean State Planners, Inc. in February 2023, the subject property is approximately 185,575 sq. ft. (4.26 acres) in area. The parcel is currently occupied by 16,500 sq. ft. structure utilized by New England Truck Solutions, Inc., a Quonset Hut structure, and associated parking areas. The subject parcel is bound by Industrial Drive to the north, a manufacturing property (New Bedford Welding Supply) to the east, the undeveloped portion of Comstock Road to the south, and a manufacturing property to the west (Fred F. Waltz Company, a print shop) to the west.

Two buildings exist on the subject site; an approximately 16,406 sq. ft. facility housing the NETS offices and multiple garage bays for service, body repairs, and paint booth. In addition, a small 3,430 sq. ft. “Quonset Hut” building exists at the southern portion of the site for graphics (decals applications, etc.).

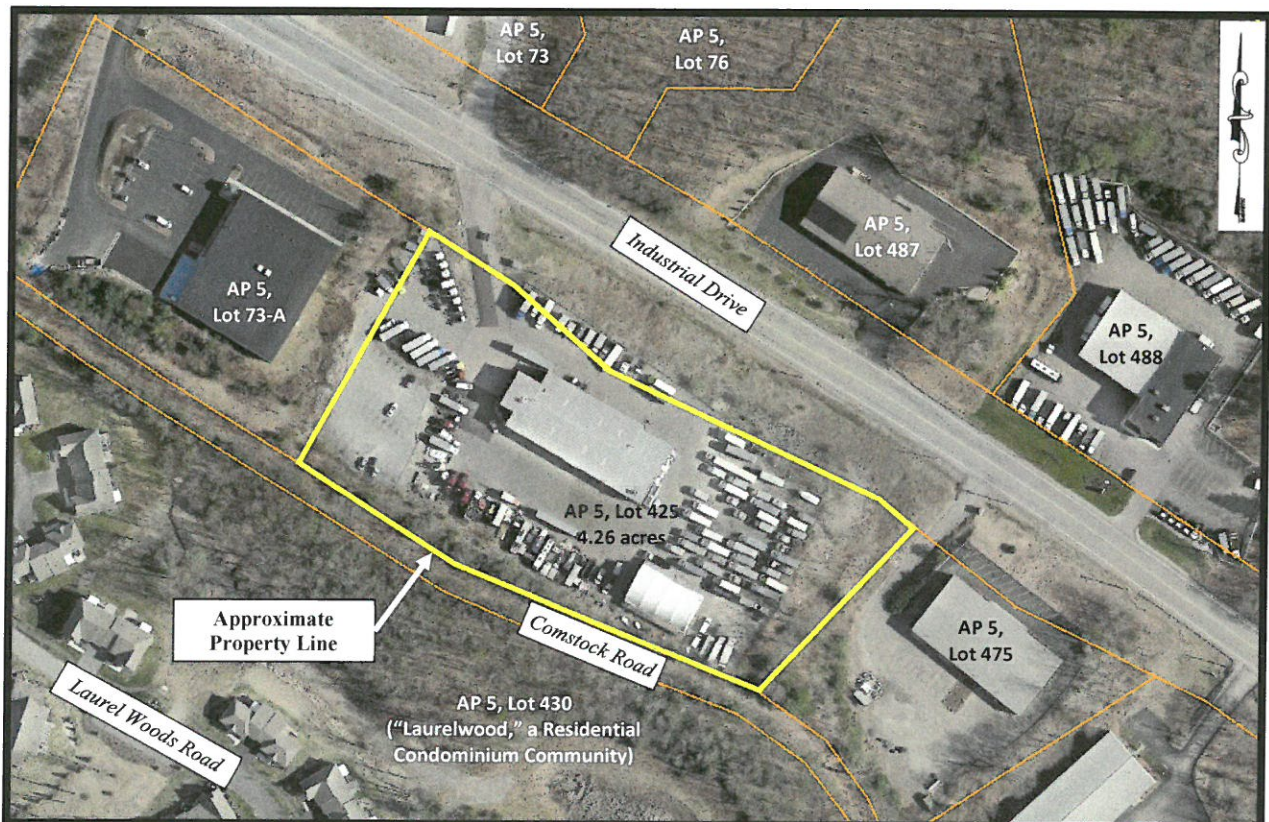


Figure 1 - Locus Map
NOT TO SCALE

2.2 Soil Classification

According to the *Web Soil Survey (WSS)* operated by the US Department of Agriculture Natural Resources Conservation Service (NRCS), produced by the National Cooperative Soil Survey, the soils on site consist of Canton and Charlton fine sandy loams, 0 to 8 percent slopes (ChB), Canton and Charlton fine sandy loams, 8-15% slopes (ChC), Canton and Charlton fine sandy loams, 3-15% slopes (CkC) and Hinckley loamy sand, 15 to 25% slopes (HkD). Canton soils consist of coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist. These soils are well drained with a low runoff class and belong to Hydrologic Soil Group B. HkC soils consist of sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist. These soils are excessively drained with a low runoff class and belong to Hydrologic Soil Group A.



Figure 2 - Soils Map
NOT TO SCALE

Numerous soil evaluations were historically completed on the property in the early 2000's to evaluate soil conditions for purposes of on-site wastewater treatment system design. Generally, ledge was encountered on the site between 2- and 8-feet below the ground surface. Additional soil evaluations are scheduled to be completed as the project progresses. The soil evaluations will be

used to determine the seasonal high groundwater table, limit to impervious ledge and percolation rates to be used in the drainage design.

2.3 FEMA Flood Hazard

The site is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for the Town of North Smithfield, Rhode Island, Map Number 44007C0152G, effective date March 2, 2009. The subject parcel is located within Flood Zone X, which is defined as areas determined to be outside the 0.2% annual chance flood plain.

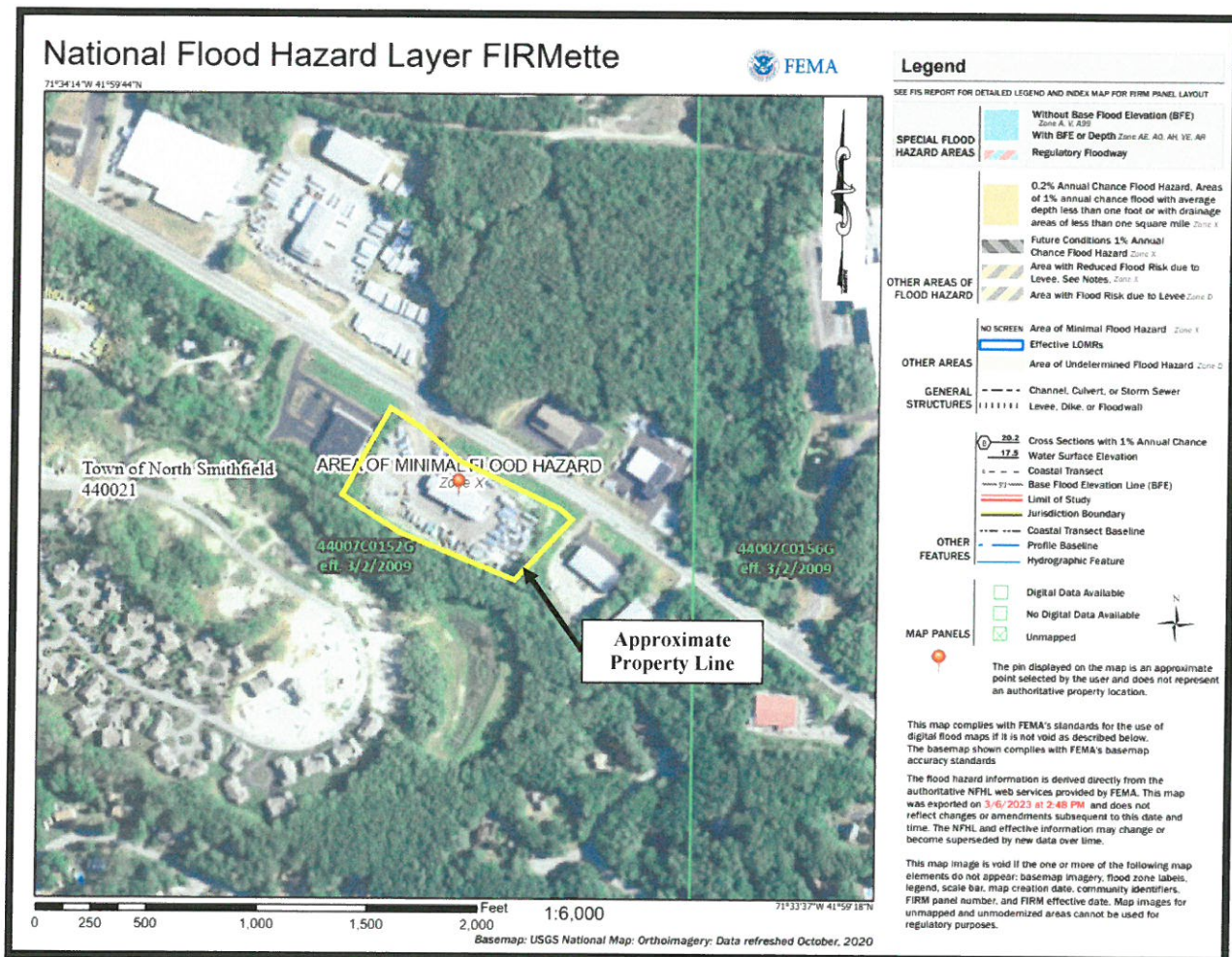


Figure 3 – FEMA Flood Insurance Rate Map (44007C0152G)

NOT TO SCALE

2.4 Natural Resource Inventory

According to the Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Map, there are no wetland on or immediately adjacent to the subject parcel. The site is located within the Branch River Watershed (ID: 10900030204). Stormwater runoff from the site is ultimately conveyed to a tributary to Branch River, a first order stream (ID:

RI0001002R-01B). The stream is listed as impaired for enterococcus, lead, and non-native aquatic plants. A total maximum daily load (TMDL) established for enterococcus.

2.5 Recreational Resource Inventory

There are no known existing public, recreational or cultural resources within the subject site. The parcel is not located in a historic planning district, land conservation area or natural heritage area.

2.6 Zoning

According to the Town of North Smithfield Zoning Ordinance and Map, the site is currently within the Manufacturing (M) Zoning District. This district is established to provide areas suitable for industrial development, research and certain transportation, storage, and utility uses. Certain commercial services primarily to service the needs of industry and its employees are permitted. In addition, this site lies within the Town of North Smithfield's Water Supply Protection Overlay District. However, based on the Town's official Map of the overlay district, the subject parcel is considered an "Existing Exempt Industrial/Commercial Area" and therefore is exempt from overlay district requirements.

The following are the current dimensional requirements for an M Zoning District:

Requirement	M Zone
Minimum Distances of Structure from Residential Zone Boundary	100 ft
Minimum Front Yard Depth	40 ft
Minimum Side Yard Depth	100 ft
Minimum Rear Yard Depth	40 ft
Maximum Building Height	20 ft
Maximum Floor Area Ration	50%
Maximum Impervious Surface	N/A
Maximum Floor Area Ratio	1.0

The existing use appears to be considered "Auto Body or Paint Shop" (5.4.9.3), allowed by right in the M Zone.

2.7 Easements

According to the Class I Limited Content Boundary Survey performed by Ocean State Planners, Inc. in February 2023, there is a 20-foot AT&T easement along the eastern property line of the subject property. The 25-foot sewer easement benefitting Laurelwood Partners, LLC depicted on the survey was released in October 2003 (Book 260, Page 729).

2.8 Utilities

Water: A 10-inch AC water main exists within Industrial Drive. Existing water utility infrastructure is owned and maintained by the Town of North Smithfield Water & Sewer Department. The existing NETS facility is not tied into the public water system; rather, an on-site well provides domestic water to the facility.

Sewer: The existing NETS site was formerly serviced by an on-site wastewater treatment system. In 2011, NETS tied into the North Smithfield public sewer system. Sanitary sewerage is routed to an existing pump station on site which is discharged to the existing public sewer system within the unimproved portion of Comstock Road to the south. Ultimately, this connects into the sanitary sewer system within Industrial Drive to the north, which is tied to the Woonsocket Wastewater Treatment Plant.

Electric/Communications: Electric and communication services are available via overhead lines along the southern side of Industrial Drive. Electrical poles and associated utilities are owned and maintained by RI Energy. Telecommunications lines are owned and maintained by Verizon and/or Cox Communications.

Gas: A gas main exists within Industrial Drive. All gas utility infrastructures are owned and maintained by RI Energy.

Stormwater: Stormwater throughout the site is captured in a series of catch basins which are ultimately routed to the closed drainage system within Industrial Drive. This system discharges to an existing wetland complex to the north of the subject site via a 36-inch outlet headwall.

3 PROPOSED CONDITIONS

3.1 General

The proposed scope of work includes demolition of the existing Quonset Hut structure with relocation of services within that facility to a new 9,000 sq. ft. commercial building. The existing use appears to be considered “Auto Body or Paint Shop” (5.4.9.3), allowed by right in the M Zone. The new structure is designed in general accordance with the dimensional requirements of the M-Zone. The new building is proposed to include a total of four (4) garage bays; three (3) bays will provide space for NETS graphics department (decals, etc.), and one (1) bay will provide a new paint booth space. The proposed building will be situated approximately 85-feet to the east of the main NETS facility on the site. The garage bay doors will be placed on the westerly building face, facing the main building. Preliminary floor plans prepared by Castellone Architecture, Inc. are included in Appendix A.

The proposed building is meant to replace the existing Quonset Hut on site; no new services or staff are proposed, as this proposed building is meant to supplement and improve existing services already provided on the site. Per the Town's Zoning Ordinance, the existing and proposed use fall under the "retail and service business, 20,000 sq. ft. or more" category requiring three (3) parking spaces per 1,000 sq. ft. of floor area. Considering the existing facility and the proposed 9,000 sq. ft. building, a total of 76 parking spaces are required on the site. In general, no new parking spaces are proposed as part of the proposed development. Currently, 84 striped spaces exist on the site, 41 of which are traditional vehicle spaces and 43 of which are truck spaces. There is ample additional un-striped space on site for parking and truck storage. Four (4) new spaces are proposed adjacent to the existing facilities main entrance to bring the site into compliance with the Americans with Disabilities Act requirements. Reduced size Site Plans are included in Appendix B for reference.

3.2 Utilities

Water: Domestic water service is proposed to extend to the new building from the existing service within the main facility. As previously noted, no new employees are anticipated as part of this development, so no modifications to the existing water demand are anticipated.

Sewer: The proposed facility will include new restrooms for staff. Sanitary sewerage is proposed to be routed to a new sewer pump station outside of the new building. This pump station will pump effluent to the existing pump chamber located to the west of the existing facility which is discharged to the existing public sewer system within the unimproved portion of Comstock Road to the south. As previously noted, no new employees are anticipated as part of this development, so no modifications to the existing sanitary sewer flows are anticipated. Review and approval from the N. Smithfield Water and Sewer Department will be required.

Electric/Telecommunications/Gas: Electric, telecommunications services, and gas service are proposed to be extended to the new building from existing infrastructure within the existing building. Review and approval from Rhode Island Energy will be required.

Stormwater: In general, there will be no increase in impervious area resulting from the proposed site improvements, as the new building is located atop an existing dense packed gravel parking area. Water quality appurtenances will likely be required. Given the shallow ledge on site, shallow bioretention or sand filter basins may be best suited for this site. Ultimately, stormwater design will require review and approval through the RI Department of Environmental Management (RIDEM).

4 STATE AND LOCAL PERMITTING

4.1 Local Permit Requirements

4.1.1 North Smithfield Planning Board

Per Section 17.2 of the Zoning Ordinance, since the proposed structure exceeds 5,000 sq. ft., Development Plan Review is required. Development Plan Review is similar to the Major Land Development review process, requiring review and approval from the Town of North Smithfield Planning Board. The permitting schedule is as follows, and consists of abutter notifications, public meetings, and Planning Board approval: Pre-Application/Master Plan; Preliminary Plan; and Final Plan.

4.1.2 Town of North Smithfield Fire Department

The proposed project's layout will require review and approval from the Town of North Smithfield's Fire Marshal.

4.1.3 Town of North Smithfield Water & Sewer Department

The proposed sewer connection will require review and approval from the Town's Water & Sewer Department.

4.2 State Permit Requirements

4.2.1 Rhode Island Department of Environmental Management (RIDEM)

The proposed project's stormwater management system will require a Stormwater Construction Application and a Groundwater Discharge Permit with the Rhode Island Department of Environmental Management (RIDEM) Office of Water Resources.

4.2.2 Rhode Island Department of Transportation (RIDOT)

The existing Industrial Drive is considered a state-maintained highway; as such, if there is any proposed increase in stormwater flow rates or volumes, a Physical Alteration Permit (PAP) will be required from the RI Department of Transportation. The stormwater design intends to reduce stormwater rates and volumes; therefore, we do not anticipate that a PAP will be required.

Appendix A

Floor Plans prepared by Castellone Architecture, Inc., dated March 2023

Appendix B

Site Plans prepared by Joe Casali Engineering, Inc., dated March 2023