



**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.

Stan Zuba - Zuba Family Trust of 910 Iron Mine Hill Road, N Smithfield  
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: Minor Subdivision - Zuba Plat Date: 11-16-22

**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) 15 Assessor's Lot(s) 74  
2. Number of Lots: 2 3. Zoning Designation(s): RA  
4. Street Name: Iron Mine Hill Road / Greenville Road  
5. Divider/ Developer: Zuba Family Trust  
6. Divider's/ Developer's Name: \_\_\_\_\_  
(Please Print)

Divider's/ Developer's Name: \_\_\_\_\_  
(Signature)

7. Names, addresses, and signatures of all persons with 10% or more interest:

Stan Zuba Stanley Zuba  
(Signature) (Please Print)  
Robert Moway Robert Moway  
(Signature) (Please Print)

8. Surveyor/ Engineer/ Attorney/ Representative: Marc Nyberg - InSite Engineering Services  
Name: \_\_\_\_\_  
Address: 501 Great Road North Smithfield, RI  
Daytime Telephone # 401-762-2870 Facsimile # \_\_\_\_\_

(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.)



Narrative for  
Assessor's Plat 15, Lot 74  
Zuba Iron Mine Plat  
Iron Mine Hill Road & Greenville Road  
North Smithfield, Rhode Island  
January 24, 2023

The site is located on the southerly side of Iron Mine Hill Road and easterly side of Greenville Road in the town of North Smithfield. The total area equals 1,966,657 SF or 45.14 Acres. Although rural, the area is developed along both sides of the roads within the surrounding area.

The site is zoned RA-65. The property is located within A Natural Heritage Area. A portion of the site is located within a Non-Community Wellhead Protection Area. The site is not located within a Groundwater Protection Overlay District or Flood Zone. The site is wooded. A historic cemetery exists on site. Multiple wetland areas exist on the property and were delineated by Natural Resource Services, Inc.

The applicant proposes to create two lots from one existing lot. They will be serviced by individual onsite wastewater treatment systems and private wells.





## **Natural Resource Services, Inc.**

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February 23, 2023

Paul Carlson, PE  
InSite Engineering Services, LLC  
501 Great Road, Unit 104  
North Smithfield, RI 02895

RE: Freshwater Wetland Delineation  
Greenville Road; A.P. 15, Lot 74  
North Smithfield, Rhode Island

Dear Mr. Carlson:

Natural Resource Services, Inc. (NRS) completed the freshwater wetland delineation within the above referenced property on June 10<sup>th</sup> and 11, 2019. The wetland delineation is established in accordance with the standards outlined in Section 3.21 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250 RICR 150-15-3). These land-use regulations are administered by the RI Department of Environmental Management (DEM), Office of Water Resources (OWR). It is important to note that in accordance with Section 3.9.3 (D) of these regulations, all delineations performed by wetland consultants are not considered to be accurate for state regulatory purposes until the work is reviewed and verified by the DEM, OWR.

As part of our work, a hand-held GPS unit was used to locate the established wetland flagging. While this location work should not be construed as a professional survey, the data obtained is valuable for preliminary planning purposes. An aerial photograph is attached to this letter. The GPS data has been added as an overlay on the photo to provide a visual representation of the established wetland delineation.

The town tax assessor's database has the subject lot listed as approximately 42.72 acres in size. The property is located west of Greenville Road and south of Iron Mine Hill Road. The site is primarily vacant and forested.

The DEM has a 200-foot jurisdictional area (JA) from all rivers and streams, and a 100-foot JA from all vegetated wetlands. The combined stream and vegetated wetland JA is depicted as a dashed black line on the attached GIS graphic. Any land disturbing activities proposed within the JA require a permit from the DEM. The rules regulate wetlands and assign buffer zones based on three (3) factors: 1) the river region in which the property is located; 2) the size of the wetland; and 3) the vegetational composition and classification of the wetland. This property falls in River Region 2.

An intermittent stream enters the swamp within the northwestern corner of the property. A second stream enters this same swamp within the southwestern portion of the property. The same stream enters the property again within a swamp within the southeastern portion of the property. These streams should

be located by survey to be accurately represented on any site plan to DEM. The streams are subject to 100-foot buffer zones.

Flagging labeled A1 – A93, G1 – G15 and H1 – H19 depict a deciduous forested swamp. This swamp appears to be between one (1) and ten (10) acres in size. Swamps of this size are subject to a 50-foot buffer zone. When a wetland subtype, in this case an intermittent stream, falls within 50 feet of the delineated wetland edge, the buffer zone is increased an additional 25 feet. However, the buffer zone associated with the streams encompasses that of the enhanced buffer zone. Flagging labeled D1 – D39 and E1 – E24 also depicts a deciduous forested swamp between one (1) and ten (10) acres in size and is subject to a 50-foot buffer zone.

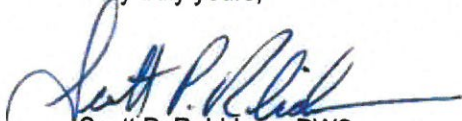
Flags B1 – B20, I1 – I21 and J1 – J25 depict swamps less than one acre in size. Swamps of this size are subject to a 25-foot buffer zone. Flagging C1-C18 also represents a swamp less than one acre in size, however there is an interior wetland subtype in the form of a pond, therefore the buffer zone is increased to 50-feet. Lastly, Flagging F1 – F17 appears to be a swamp less than one acre in size. The interior stream receives a 100-foot buffer zone which encompasses that of the vegetated wetland.

The term buffer is used to identify an area of undeveloped vegetated land adjacent to a freshwater wetland that is to be retained in its natural undisturbed condition. Undeveloped vegetated land is an area of land that does not consist of buildings, impervious surfaces, bare gravel, lawn, or landscaped areas. In the case of any new development, the wetlands will have setback standards in addition to the buffer zone standards outlined above. Any primary structure shall require an additional 20 feet of setback from the buffer within the buffer zone and 5 feet of setback for any secondary structures proposed.

According to Section 3.7.1(D) of the regulations, these buffer zones may be subject to changes upon the Departments review. Due to the presence of a Natural Heritage area within the eastern portion of the property, the DEM may consider some of the wetlands as "rare freshwater wetland" that could result in an enhanced buffer zone. The Department will need to be contacted to identify the potential rare species to determine if larger buffer zones are required. Although they may be expanded, the buffer zones may not exceed the 100 foot jurisdictional area of the DEM.

Please do not hesitate to contact me if you have any questions regarding the information presented in this letter of findings.

Very truly yours,



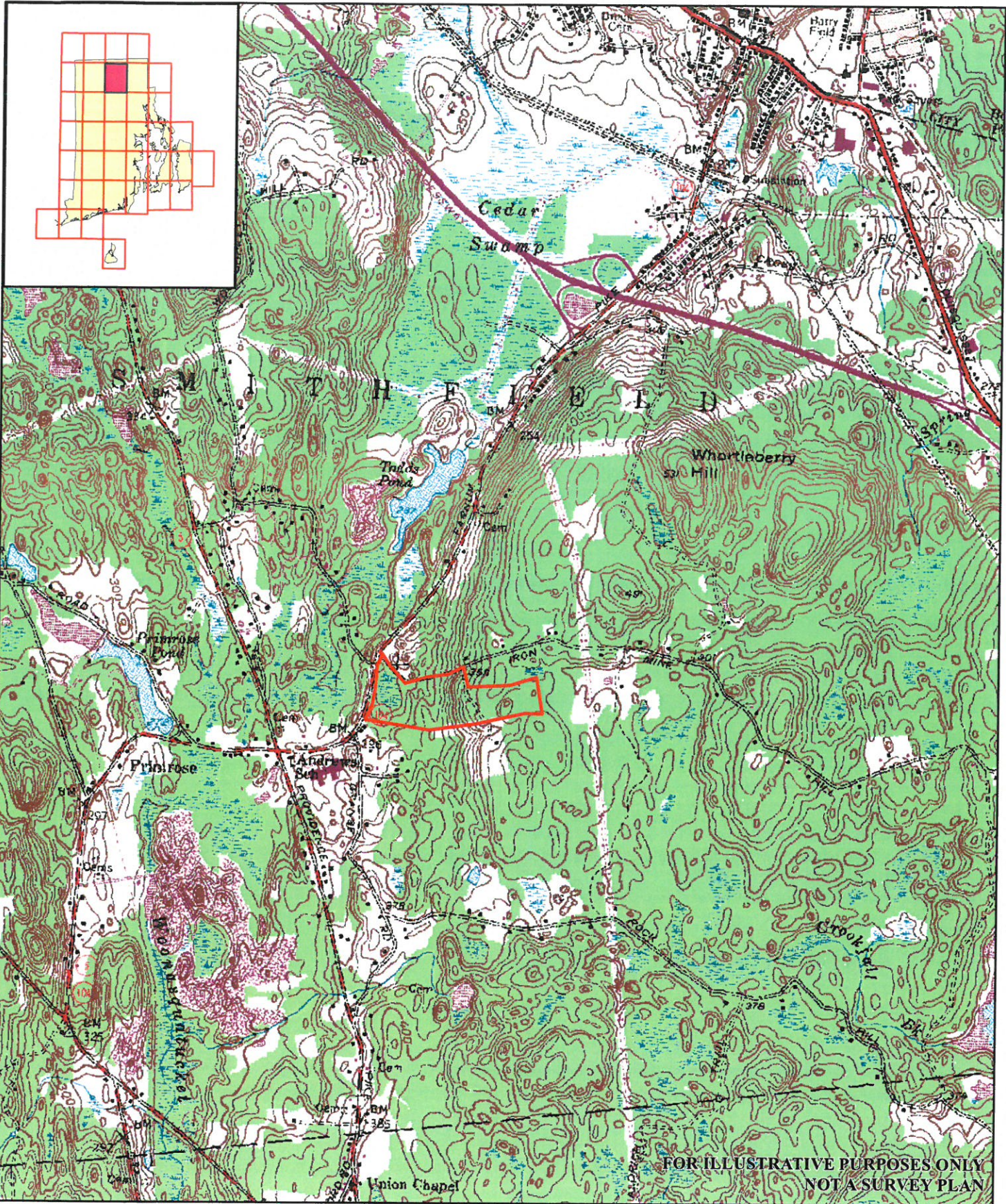
Scott P. Rabideau, PWS  
Principal

Enclosures





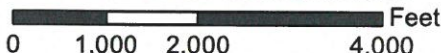




**USGS Topographic Map**  
**Greenville Rd**  
**A.P. 15, Lot 74**

North Smithfield, RI  
Georgiaville Quad Map

— Approximate Site Location  
USGS Topographic Series  
Contour Interval 10 Feet  
National Geodetic Vertical Datum of 1929



**RIGIS**  
**Natural Resource Services, Inc.**  
PO Box 311  
160 Tinkham Lane  
Harrisville, RI 02830  
p: (401) 568-7390  
r: (401) 568-7390  
(c) RIGIS





Rhode Island Department of Environmental Management  
Onsite Wastewater Treatment System Program

Phone: 401-222-3961  
Fax: 401-222-6177

INSPECTION REPORT

APPLICATION NUMBER: 2225-1212	
STREET: 0 Greenville Road	INSPECTOR: Pittman
CITY/TOWN: North Smithfield	INSPECTION DATE: 10/27/2022
PLAT/LOT: 15 74	POLE NO:
OWTS INSTALLER: No Installer/Unknown XXXXX	Designer: D404
PHONE NO:	INSPECTION NUMBER: 0
TYPE OF INSPECTION: Dry Season Inspection for Soil	
Scheduled @ 10:30 AM - DAY 2	

ARRIVAL TIME: 1030  
WEATHER CONDITIONS:

FINDINGS/COMMENTS

- CONCUR TH1 + TH2 34" W.T. d=120"
- CONCUR TH3 + TH4 96" W.T. d=144"
- CONCUR TH5 + TH6 96" W.T. d=144"
- CONCUR TH7 + TH8 96" W.T. d=144"
- CONCUR TH 9 + TH10 96" W.T. d=106" + 120" respectively
- mostly Ice contact/outwash
- Subdivision

RESULTS OF INSPECTION/ACTION REQUIRED

☒ CONSTRUCTION - DESIGNER MUST  
INSPECT/APPROVE PRIOR TO DEM INSPECTION

- ☐ Bottom inspected
- ☐ Cover inspected
- ☐ Correct items listed
- ☐ (REI) Address items listed and call for re-inspection.
- ☐ (ASB) Designer must submit As-Builts
- ☐ (RPREQ) Redesign required. Submit new application.
- ☐ (RFAD) Stop Construction. Contact OWTS office. DO NOT CONTINUE.
- ☐ (COC) Designer submit COC
- ☐ (O&M) O&M agreement and permit must be recorded in Land Evidence Records.
- ☐ (Fee) A \$100.00 fee is required before re-inspection.
- ☐ Inspection waived

Signature of Inspector

☒ SITE TESTING

- ☒ Soil Evaluation - Concur
- ☐ Soil Evaluation - Do not concur
- ☐ Soil Evaluation - Inconclusive
- ☐ Alteration Test Hole - Verified
- ☐ Alteration Test Hole - Unacceptable
- ☐ Ledge Test
- ☐ Fill Tests
- ☐ Repair Test Hole

DESIGNER COPY



STATE OF RHODE ISLAND  
Department of Environmental Management  
Office of Water Resources  
Email: dem.OWTS@dem.ri.gov  
Site Evaluation Form  
Part A - Soil Profile Description



SUB LOT 1  
IRON MINE HILL RD

Property Owner: ZUPA  
Property Location: IRON MINE HILL RD N. SMITH Plat: \_\_\_\_\_ Lot: \_\_\_\_\_  
Date of Test Hole: 10-26-2022 Weather: RAIN 60° Shaded: Yes ☒ No ☐ Time: 7:30  
Soil Evaluator: MARC N. NYBERG License Number: D4643  
Soil Evaluator email address: \_\_\_\_\_

TH 1 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Contr.				
A	0-4"	CL	WY	10YR 3/2				SL	GRAN	FRI	3
Bw	4'-18"	CL	WY	10YR 4/6				G SL	SBK	FRI	3
C	18"-20"			2.5Y 4/4				CB, G MS	O. S. G.	LOOSE	(1)
TH 2 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Contr.				
A	0-4"	CL	WY	10YR 3/2				SL	GRAN	FRI	3
Bw	4'-18"	CL	WY	10YR 4/6				S SL	SBK	FRI	3
C	18"-20"			2.5Y 4/4				CB, G MS	O. S. G.	LOOSE	1

TH 1 Soil Class OUTWASH Total Depth 20" Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 96" (og)  
TH 2 Soil Class OUTWASH Total Depth 120" Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 96" (og)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Part B

Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer

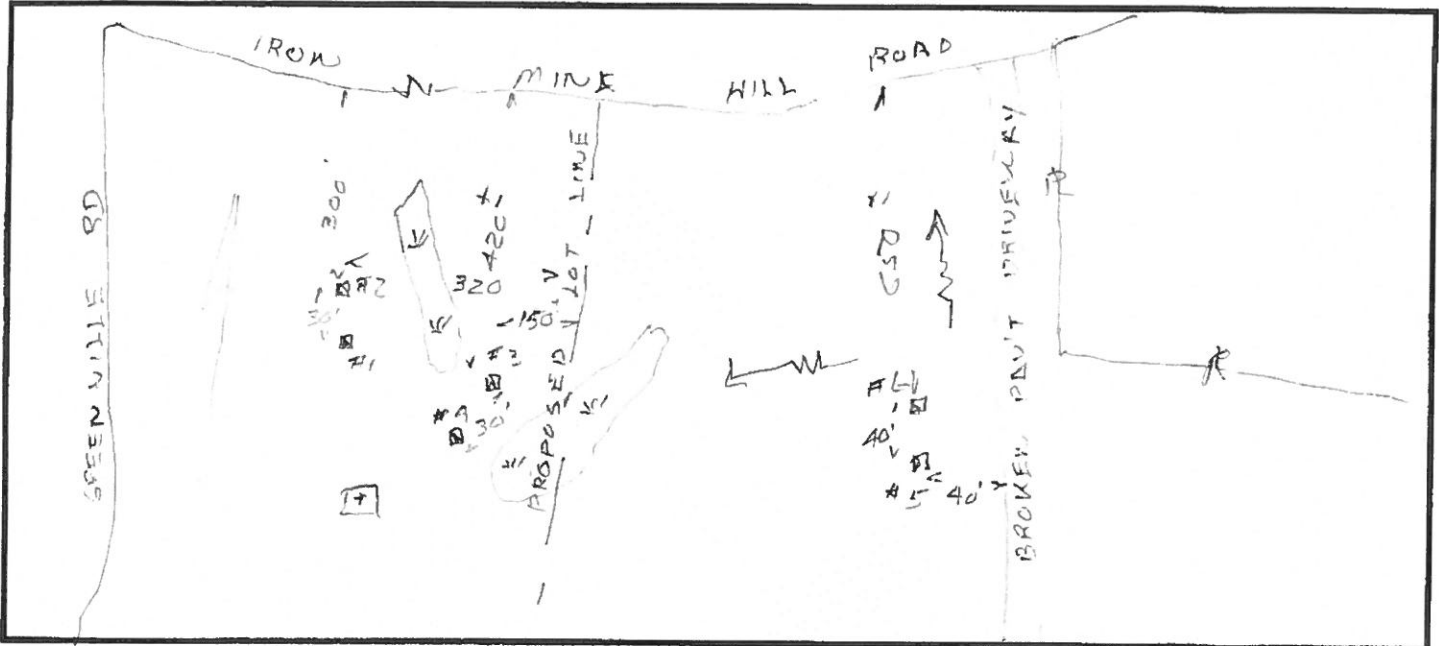
Please use the area below to locate:

1. Test holes and bedrock test holes,
2. Approximate direction of due north
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object\*

\*OFFSETS MUST BE SHOWN

**Key:**

- Approximate location of test holes
- Approximate location of bedrock test holes
- Estimated gradient and direction of slope
- Approximate direction of due north



1. Relief and Slope: 2% - 4%
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: NO ☒ YES ☐
3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole locations & depths above. NO ☒ YES ☐
4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. NO ☒ YES ☐
5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch. NO ☒ YES ☐
6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42? NO ☐ YES ☒
7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch. NO ☒ YES ☐
8. Site's potential for flooding or ponding: NONE ☒ SLIGHT ☐ MODERATE ☐ SEVERE ☐
9. Landscape position: SHOULDER
10. Vegetation: WOODS
11. Indicate approximate location of property lines and roadways.
12. Additional comments, site constraints or additional information regarding site: \_\_\_\_\_

## Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: Mare A. Nyberg 04043  
Signature License #

Part B prepared by: Mare A. Nyberg 04043  
Signature

DO NOT WRITE IN THIS SPACE

Witnessed Soil Evaluation Decision: Concur Inconclusive Disclaim  
Unwitnessed Soil Evaluation Decision: Accept Inconclusive Disclaim

Wet Season Determination required Additional Field Review Required

Explanatoin: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_





**STATE OF RHODE ISLAND**  
 Department of Environmental Management  
 Office of Water Resources  
 Email: dem.OWTS@dem.ri.gov  
 Site Evaluation Form



SUB LOT 1  
IRON MINE HILL RD

Part A - Soil Profile Description

Application Number \_\_\_\_\_

Property Owner: ZUPA

Property Location: IRON MINE HILL RD N. SMITH Plat: \_\_\_\_\_

Lot: \_\_\_\_\_

Date of Test Hole: 10-26-2022 Weather: RAIN 60°

Shaded: Yes ☒ No ☐

Time: 9:00

Soil Evaluator: DARC N NYBERG

License Number: D4043

Soil Evaluator email address: \_\_\_\_\_

TH <u>3</u> Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Contr.				
A	0-4	CL	WY	10YR 3/2				SL	GRAB	FRI	3
Bw	4-24	CL	WY	10YR 4/6				SL	SBK	FRI	3
C	24-120			2.5Y 4/4				CBG, P.B 2 COS	O-M	FRI	6
TH <u>4</u> Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Contr.				
A	0-4"	CL	WY	10YR 3/2				SL	GRAB	FRI	3
Bw	4-24"	CL	WY	10YR 4/6				SL	SBK	FRI	3
C	24-120			2.5Y 4/4				CBG, P.B 2 COS	O-M	FRI	6

TH 3 Soil Class ABTLL Total Depth 26' Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 72" (og)

TH 4 Soil Class ABTLL Total Depth 120' Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 72" (og)

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Part B

Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer

Please use the area below to locate:

1. Test holes and bedrock test holes,
2. Approximate direction of due north
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object\*

\*OFFSETS MUST BE SHOWN

Key:	
	Approximate location of test holes
	Approximate location of bedrock test holes
	Estimated gradient and direction of slope
	Approximate direction of due north

1. Relief and Slope: 2% - 4%

2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes:

NO ☐ YES ☒

3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole locations & depths above.

NO ☒ YES ☐

4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch.

NO ☐ YES ☒

5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch.

NO ☒ YES ☐

6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42?

NO ☒ YES ☐

7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch.

NO ☐ YES ☐

8. Site's potential for flooding or ponding:

NONE ☐

SLIGHT ☒

MODERATE ☐

SEVERE ☐

9. Landscape position: SHOULDER

10. Vegetation: WOODS

11. Indicate approximate location of property lines and roadways.

12. Additional comments, site constraints or additional information regarding site:

## Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: Marc H. Nyberg 54643  
Signature License #

Part B prepared by: Marc H. Nyberg 54643  
Signature

## DO NOT WRITE IN THIS SPACE

Witnessed Soil Evaluation Decision:

Concur

Inconclusive

Disclaim

Unwitnessed Soil Evaluation Decision:

Accept

Inconclusive

Disclaim

Wet Season Determination required

Additional Field Review Required

Explanation:

Signature Authorized Agent

Date





**STATE OF RHODE ISLAND**  
 Department of Environmental Management  
 Office of Water Resources  
 Email: [dem.OWTS@dem.ri.gov](mailto:dem.OWTS@dem.ri.gov)  
**Site Evaluation Form**  
**Part A - Soil Profile Description**



SUB LOT 2

IRON MINE HILL RD

Application Number \_\_\_\_\_

Property Owner: ZUPA

Property Location: IRON MINE HILL RD

Plat: \_\_\_\_\_

Lot: \_\_\_\_\_

Date of Test Hole: 10-26-2022 Weather: RAIN 60°

Shaded: Yes ☒ No ☐

Time: 10:00

Soil Evaluator: MARC N NYBERG

License Number: D4043

Soil Evaluator email address: \_\_\_\_\_

TH 5 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Contr.				
A	0-4	CL	WY	10YR 3/2				SL	GRAN	FRI	3
B <sub>1</sub>	4-18	CL	WY	10YR 4/6				SL	SBK	FRI	3
C	18-120			2.5Y 4/4	2.5YR 5/8 60"		m.m.f	CB, G SL	O-m	FI	9
TH 6 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Contr.				
A	0-4	CL	WY	10YR 3/2				SL	GRAN	FRI	3
B <sub>1</sub>	4-18	CL	WY	10YR 4/6				SL	SBK	FRI	3
C	18-120			2.5Y 4/4				CB, G SL	O-m	FI	9

TH 5 Soil Class: PKU Total Depth 120" Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 48" (og)

TH 6 Soil Class: BAS1 Total Depth 120" Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 48" (og)

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



### Part B





**Site Evaluation** – to be completed by Soil Evaluator or Class II or III Designer

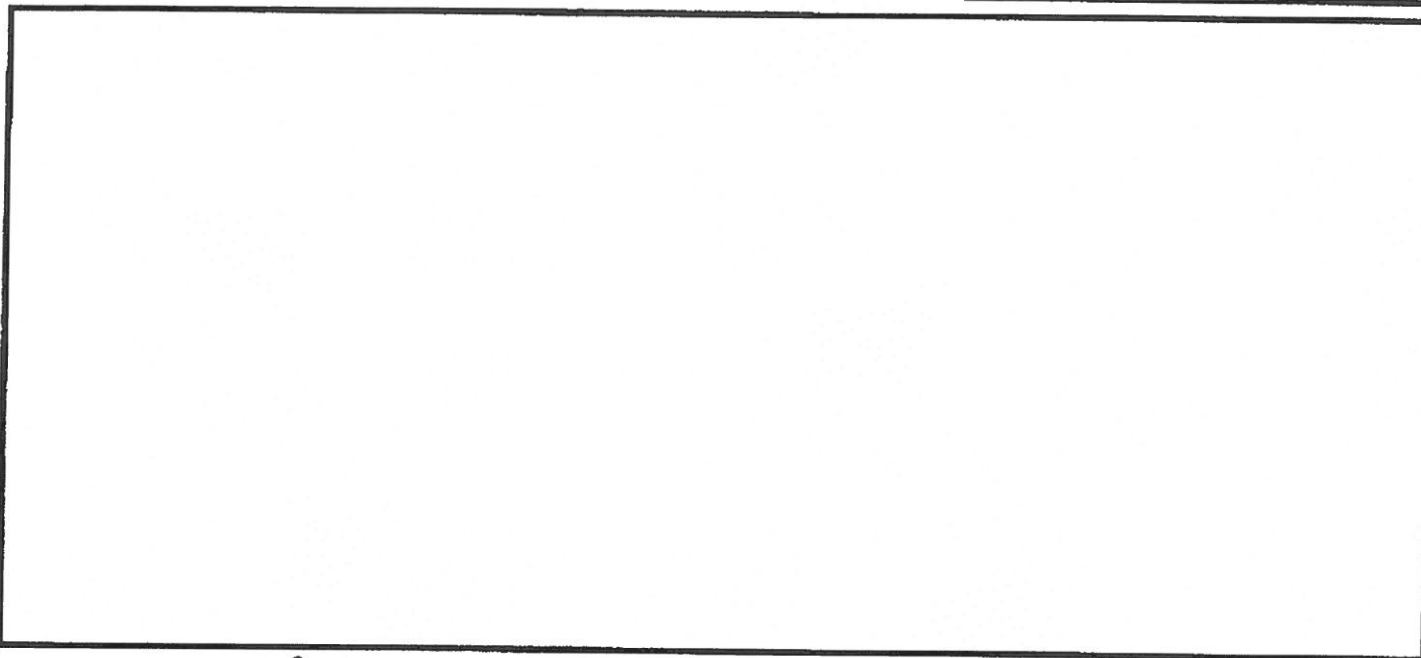
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1. Test holes and bedrock test holes,
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**\*OFFSETS MUST BE SHOWN**

**Key:**

-  Approximate location of test holes
-  Approximate location of bedrock test holes
-  Estimated gradient and direction of slope
-  Approximate direction of due north



1. Relief and Slope: 2-4%
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: NO ☐ YES ☐
3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole locations & depths above. NO ☒ YES ☐
4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. NO ☐ YES ☒
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6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42? NO ☒ YES ☐
7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch. NO ☒ YES ☐
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10. Vegetation: WOODS
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12. Additional comments, site constraints or additional information regarding site: \_\_\_\_\_

### Certification

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Part A prepared by: Mark H. Nye, Reg. D4043  
Signature License #

Part B prepared by: Mark H. Nye, Reg. D4043  
Signature

**DO NOT WRITE IN THIS SPACE**

<b>Witnessed Soil Evaluation Decision:</b>	Concur	Inconclusive	Disclaim
<b>Unwitnessed Soil Evaluation Decision:</b>	Accept	Inconclusive	Disclaim

Wet Season Determination required Additional Field Review Required

Explanatoin: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_