



**TOWN of NORTH SMITHFIELD
PLANNING DEPARTMENT**

One Main Street
Slaterville, 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 designated below:

Name of Project: Minor Subdivision - Zuba Plat Date: 11-16-22

Classification	Type of Project	Review Stage
<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Administrative	<input type="checkbox"/> Pre-Application/Concept
<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Master Plan
	<input type="checkbox"/> Land Development Project	<input checked="" type="checkbox"/> Preliminary Plan
		<input type="checkbox"/> 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
(Signature)
Robert Mowry
(Signature)

Stanley Zuba
(Please Print)
Robert Mowry
(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.

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 10th 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.

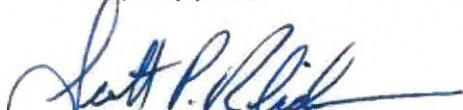
Flags B1 – B20, I1 – I21 and J1 – J25 depict swamps less than one acre in size. Swamps of this size are subject to a 25-foot buffer zone. Flagging C1-C18 also represents a swamp less than one acre in size, however there is an interior wetland subtype in the form of a pond, therefore the buffer zone is 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,



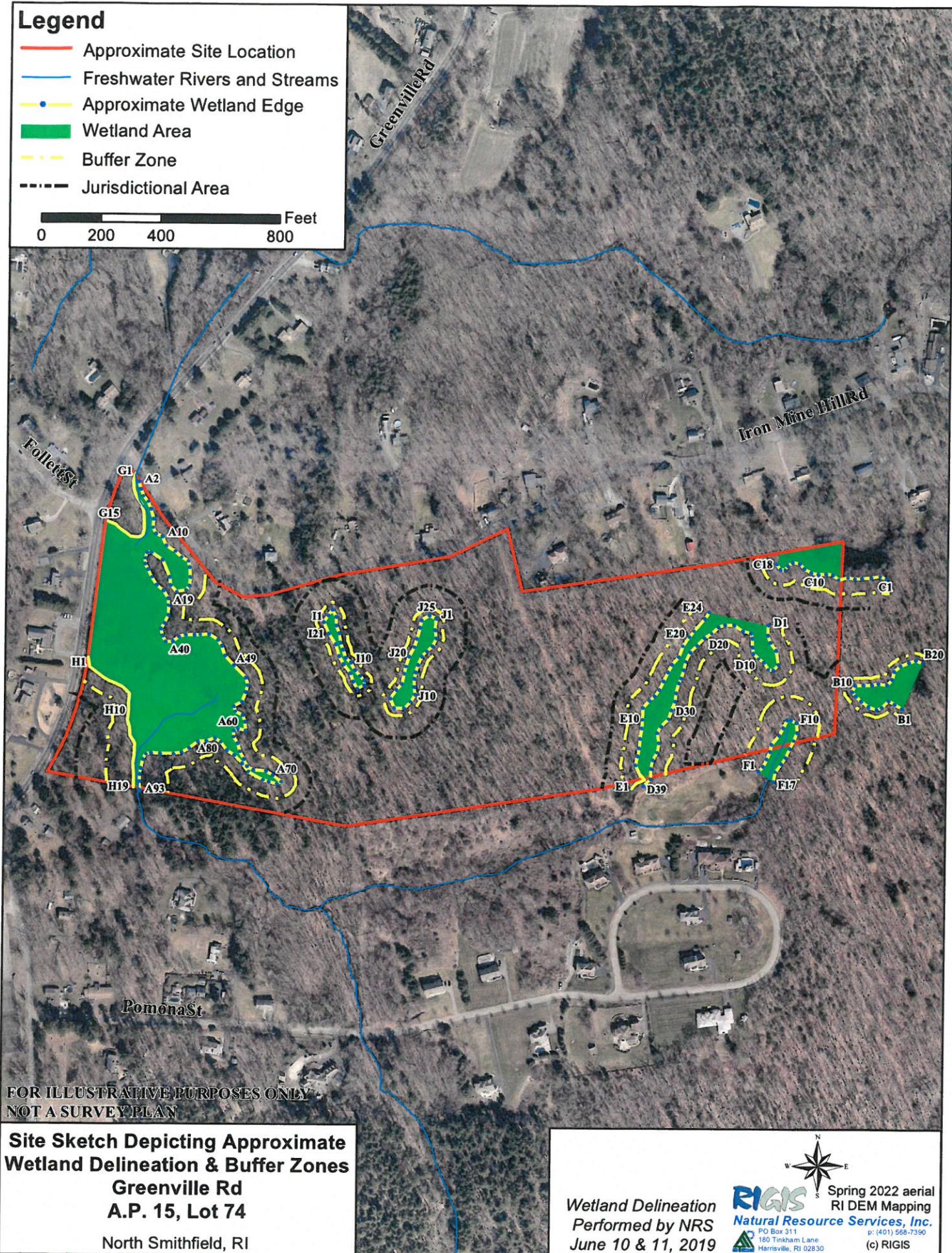
Scott P. Rabideau, PWS
Principal

Enclosures

Legend

- Approximate Site Location
- Freshwater Rivers and Streams
- Approximate Wetland Edge
- Wetland Area
- Buffer Zone
- Jurisdictional Area

0 200 400 800 Feet



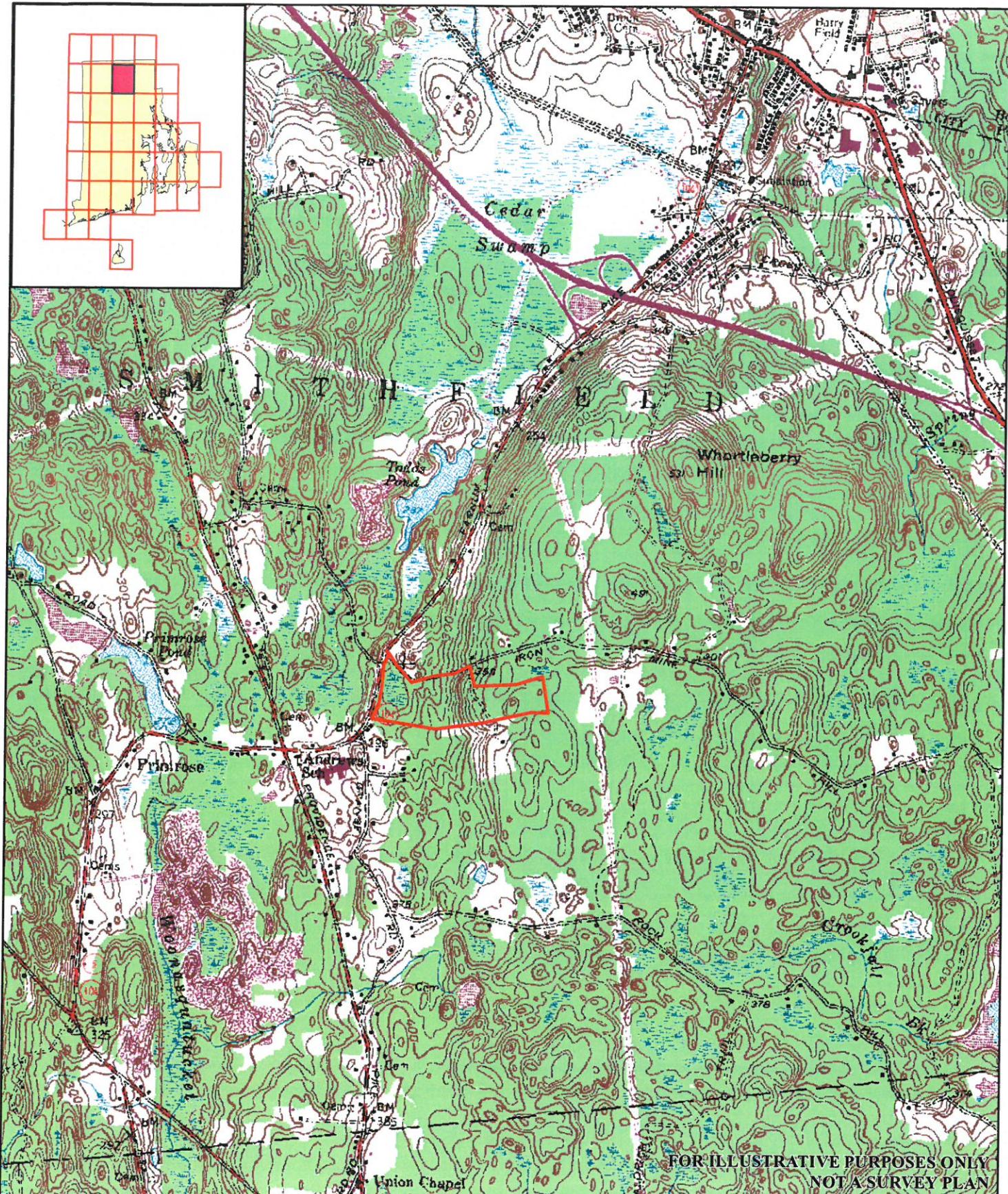
FOR ILLUSTRATIVE PURPOSES ONLY
NOT A SURVEY PLAN

**Site Sketch Depicting Approximate
Wetland Delineation & Buffer Zones
Greenville Rd
A.P. 15, Lot 74**

North Smithfield, RI

Wetland Delineation
Performed by NRS
June 10 & 11, 2019

N
W E S
RIGIS
Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville, RI 02830
p: (401) 566-7390
(c) RIGIS



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

0 1,000 2,000 4,000 Feet



RIGIS

Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville, RI 02830
p: (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	

ARRIVAL TIME: 10:30
WEATHER CONDITIONS: *Partly S*TYPE OF INSPECTION:
Dry Season Inspection for Soil

Scheduled @ 10:30 AM - DAY 2

FINDINGS/COMMENTS

- CONCUR TH1 + TH2 34" W.T. d=120"
- CONCUR TH3 + TH4 76" W.T. d=144"
- CONCUR TH5 + TH6 76" W.T. d=144"
- CONCUR TH7 + TH8 76" W.T. d=144"
- CONCUR TH 9 + TH10 76" 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 *[Signature]* 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 Application

SUB LOT 1

IRON MINE HILL RD

Property Owner: ZUPP

Property Location: IRON MINE HILL RD N SMITH Plat: _____ Lot: _____

Date of Test Hole: 10-26-2022 Weather: Rainy 60° Shaded: Yes No Time: 7:30

Soil Evaluator: MARC N NYBERG License Number: D4643

Soil Evaluator email address: _____

Horizon Boundaries, Soil Colors, & B-Dox

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

TH 2 Soil Class soil A Total Depth 120 Impervious/Limiting Layer Depth None (og) GW Seepage Depth None SHWT 96 (og)

Comments: _____

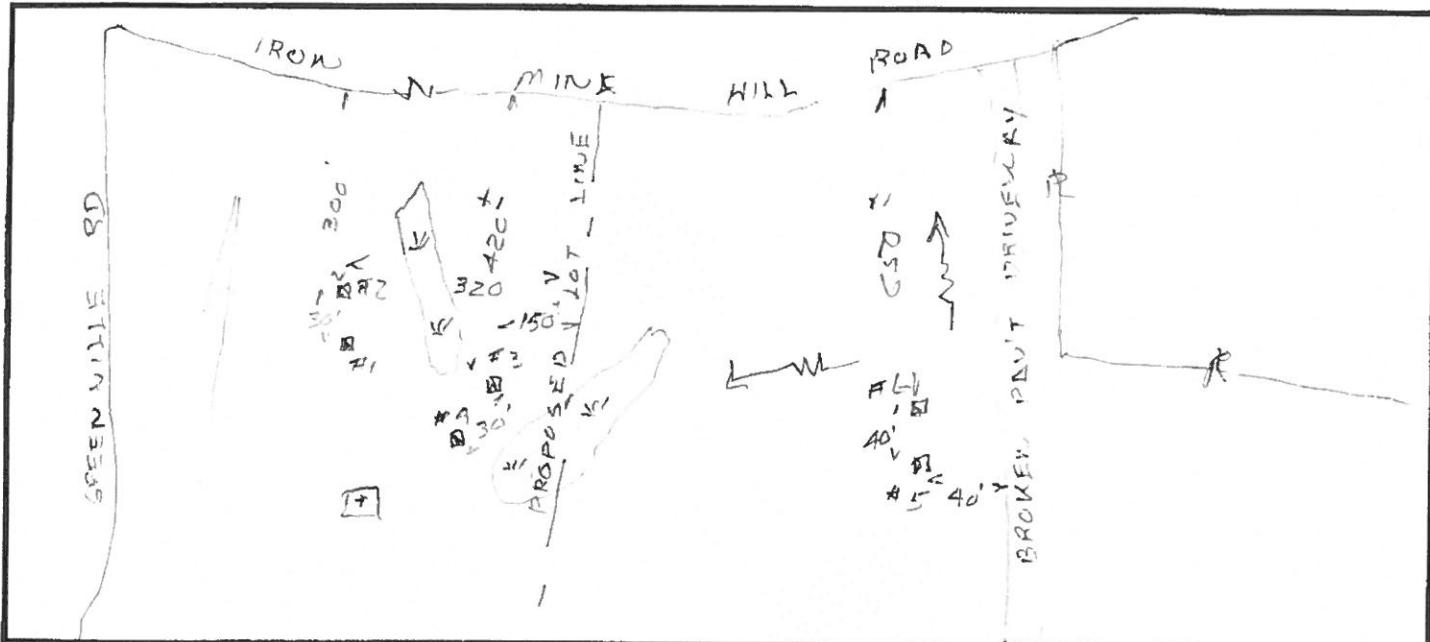
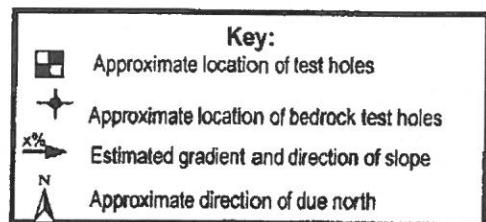
Part B

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**



1. Relief and Slope: 290 - 190

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: Mark D Nyberg D1043
Signature
License #

Part B prepared by: Mark D Nyberg D1043
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: _____



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 MILE HILL RD


Part A – Soil Profile Description Application Number _____

Property Owner: ZUPA

Property Location: IRON MILE HILL RD N. SMITH Plat: _____ Lot: _____

Date of Test Hole: 10-26-2022 Weather: RAIN 60° Shaded: Yes No Time: 9:00

Soil Evaluator: MARC M NYBERG License Number: D4043

Soil Evaluator email address: _____

TH 3 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	uv	10YR 3/2				SL	GRAN	FRI	3
Bw	4-24"	CL	uv	10YR 4/6				SL	SBK	FRI	3
C	24-120"			2.5Y 4/4				CBG, A-B	LCOS	O-m	FRI
TH 4 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	uv	10YR 3/2				SL	GRAN	FRI	3
Bw	4-24"	CL	uv	10YR 4/6				SL	SBK	FRI	3
C	24-120"			2.5Y 4/4				CBG, A-B	LCOS	O-m	FRI

TH 3 Soil Class ABTILL Total Depth 120" Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 72" (og)

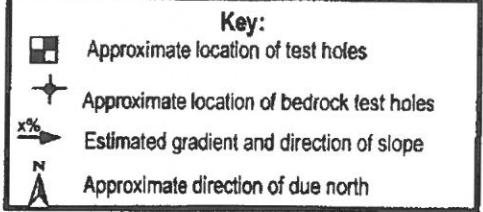
TH 4 Soil Class ABTILL Total Depth 120" Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 72" (og)

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**
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: SHOULDER10. Vegetation: LEAVES

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: Mark H Nagelbey DA043
 Signature License #

Part B prepared by: Mark H Nagelbey DA043
 Signature

DO NOT WRITE IN THIS SPACEWitnessed Soil Evaluation Decision:

Concur

Inconclusive

Disclaimer

Unwitnessed Soil Evaluation Decision:

Accept

Inconclusive

Disclaimer

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
Site Evaluation Form



SUB LOT 2

IRON MINE HILL RD

Part A - Soil Profile Description

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 DIBERG

License Number: D4043

Soil Evaluator email address:

TH 5 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Ab. S. Contr.	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features					
A	0-4	CL	wy	10YR 3/2			SL	GRAN	FRI	3
B1	4-18	CL	wy	10YR 4/6			SL	SBK	FRI	3
C	18-120			25Y4/4	60"	M.m.F	CBG	OM	F1	9
TH 6 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Ab. S. Contr.	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features					
A	0-4	CL	wy	10YR 3/2			SL	GRAN	FRI	3
B1	4-18	CL	wy	10YR 4/6			SL	SBK	FRI	3
C	18-120			25Y4/4			CBG	OM	F1	9

TH 5 Soil Class PL Total Depth 120' Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 48" (og)TH 6 Soil Class BS1 Total Depth 120' Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 48" (og)Comments: _____

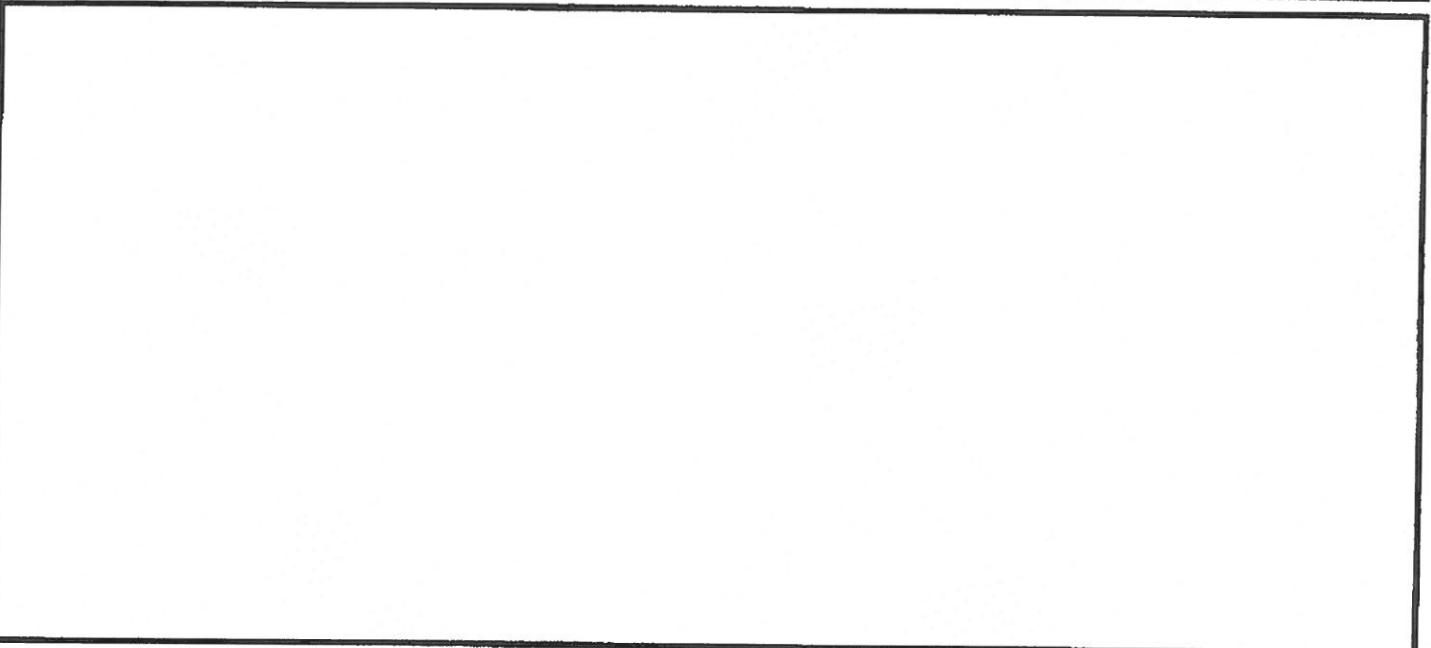
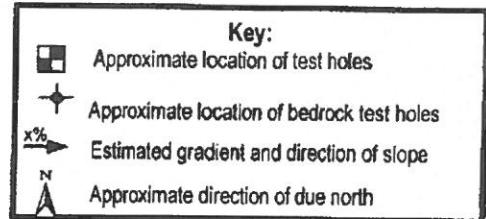
Part B

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

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**



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

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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: Mark H Nagelby D4043
Signature
License #

Part B prepared by: Mark H Nagelby D4043
Signature

DO NOT WRITE IN THIS SPACE

Witnessed Soil Evaluation Decision:
Unwitnessed Soil Evaluation Decision:

Concur	Inconclusive	Disclaimer
Accept	Inconclusive	Disclaimer

Wet Season Determination required

Additional Field Review Required

Explanation: _____

Signature Authorized Agent

Date