



## MEETING AGENDA

### Town of North Smithfield Planning Board

**Meeting Date:** Thursday, September 14, 2023

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

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

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

[https://www.youtube.com/channel/UCFgw5KxL950ZgZ\\_DKz8B-MQ](https://www.youtube.com/channel/UCFgw5KxL950ZgZ_DKz8B-MQ)

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

Documents related to the meeting will be posted on the Planning Department's page of the Town's website on Friday, September 8, 2023.

**Item 1**  
**Call to Order**

**Item 2**  
**Roll Call**

**Item 3**  
**Minutes**  
Review and approval of the August 24, 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**

#### **Amendment to the Town's Zoning Ordinance**

##### **Section 6.19 "Water Supply Protection Overlay District."**

**Applicant:** North Smithfield Water Supply Review Committee ("WSRC")  
**Zoning Amendment:** Zoning Ordinance amendment and corresponding map amendment to Section 6.19 "Water Supply Protection Overlay District."

The North Smithfield WSRC desires to amend Zoning Ordinance Section 6.19 "Water Supply Protection Overlay District" and associated map. Said text amendment is intended to eliminate an exemption under Section 6.19, for multiple commercially zoned properties, and to establish a process and objective review criteria for approval of commercial uses by way of Special Use Permit (SUP).

The proposed map amendment will reclassify currently exempted commercial properties, thereby incorporating those properties into the Water Supply Protection Overlay District. Said map amendment will cause the provisions of Section 6.19 to apply to said properties in full force and effect.

#### **Planning Department Findings**

The Planning Office finds the proposal to be in compliance with the Town's Comprehensive Plan including the Land Use Element, the Economic Development Element, the Natural Resources Element, Implementation Section, Policies and Actions. The Planning Office also finds the proposed zoning amendment to be generally consistent with the following purposes of the Town's Zoning Ordinance:

- (1) Promote the public health, safety, and general welfare.
- (2) Providing for a range of uses and intensity of use appropriate to the character of the town reflecting current and future needs.
- (3) Provide for orderly growth and development which recognizes:
  - (a) The goals and patterns of land use contained in the comprehensive plan;
  - (b) The natural characteristics of the land, including stability for use based on soil characteristics, topography, and susceptibility to surface or groundwater pollution;
  - (d) The values of unique or valuable natural resources and features;
  - (e) The availability and capacity of existing and planned public and/or private services and facilities;
  - (f) The need to shape and balance urban and rural development; and
  - (g) The use of innovative development regulations and techniques.
- (4) To provide for the control, protection, and/or abatement of air, water, groundwater, and noise pollution, and soil erosion and sedimentation.

- (12) To promote implementation of the comprehensive plan of the Town adopted pursuant to Chapter 22.2 of the State Enabling Acts Related to Land Use Planning.
- (14) To provide for efficient review of development proposals, to clarify and expedite the zoning approval process.
- (15) To provide for procedures for the administration of the Zoning Ordinance.

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

**Planning Board Vote**

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

**Item 8**

**Administrative Subdivisions**

None

**Item 9**

**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.

Agenda posted: September 8, 2023