



## MEETING AGENDA

### Town of North Smithfield Planning Board

**Meeting Date:** Thursday, June 13, 2024

**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](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 May 9, 2024, Planning Board 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 Meeting**  
**Request for Extension**  
**Material Sampling Technologies**

Applicant: Tech Realty, LLC.  
Location: 0 Central Street  
Assessor's Plat: 1  
Lot: 461  
Zoning District: Mixed Use – 2 (MU-2)  
Land Area: 9.7 acres  
Number of lots: 1  
Engineer: Joe Casali Engineering, Inc.

The applicant is requesting a one-year extension to the Master Plan approval in accordance with the North Smithfield Land Development and Subdivision Regulations Section 3.7(G) and RIGL 45-23-40 (g)(1) for the construction of a 23,600 S.F. single-story light industrial building on a 9.7 acre lot in a Mixed Use (MU-2) zoning district.

RIGL 45-23-39(c)(7) & RIGL 45-23-40 (g)(1) read as follows:

The approved master plan is vested for a period of two (2) years, with the right to extend for two (2), one-year extensions upon written request by the applicant, who must appear before the planning board for the annual review.

It should also be noted that a ZBR denial of this project was appealed to the RI Superior Court. The Superior Court vacated the ZBR denial of the project and found the maximum setback standard contained in the Town's Zoning Ordinance to be illegal.

**Planning Board Vote**

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

**Item 8**  
**Public Meeting**  
**Pre-Application/Concept Review**  
**Crossings at Dowling Village**

Location: 322 Eddie Dowling Highway  
Assessor's Plat: 13  
Assessor's Lot(s): 70  
Applicant: Canton East Holdings, LLC.  
Zoned: Business Highway (BH)  
Area: 5.47 Acres  
Number of lots: 1  
Engineer: DiPrete Engineering

The proposed development consists of the demolition of an existing 3,900 S.F. place of worship and associated parking lot and construction of a new 3,500 S.F. convenience store and gasoline station and a 6,400 S.F. car wash facility on a 5.47 Acre lot in a Business Highway (BH) zoning district.

**Item 10**  
**Administrative Subdivisions - For informational purposes only**

Subdivision name: Dowling Village Condominium  
Applicant: BBWW, LLC. c/o Brian Bucci  
Location: Old Louisquisset Pike  
Assessor's Plat: 13  
Assessor's Lot(s): 111, 123, 143 & 403

**Item 11**  
**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.