



## MEETING AGENDA

### Town of North Smithfield Planning Board

**Meeting Date:** Thursday, September 12, 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 July 17, 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**  
**Amendment to the North Smithfield Zoning Ordinance**

**Ch 340 PT 8 8.2 Definitions**

**Ch 340 Pt 4 Art XVII Adaptive Reuse Projects**

**AN ORDINANCE AMENDING CHAPTER 340, PT. 4 “ARTICLE XVII ADAPTIVE REUSE PROJECTS” OF THE NORTH SMITHFIELD ZONING CODE**

**Applicant:** Town of North Smithfield  
**Zoning Amendment:** Zoning Ordinance amendment to Chapter 340, Part 4 Article XVII “Adaptive Reuse Projects”

The Town of North Smithfield desires to amend Zoning Code Chapter 340, Part 4, Article XVII “Adaptive Reuse Projects”.

**RIGL § 45-24-37(h)Special provisions — Permitted Uses, Adaptive Reuse [Effective January 1, 2024.]**  
states:

An adaptive reuse project allows for the adaptive reuse of existing commercial structures into residential developments. The ordinance states that the conversion of at least fifty percent (50%) of the gross floor area of any commercial building into residential units now “shall be permitted use and allowed by specific and objective provisions of a zoning ordinance”. The exception is if the use is prohibited by a previously recorded environmental land use restriction imposed by the DEM or EPA.

Secondly, developers will be able to take advantage of generous density bonuses and exemption from off-street parking requirements to no more than one (1) space per dwelling unit. There will be two categories of adaptive reuse projects: High density developments which will require a percentage of the units to be for low- and moderate-income residents; and other adaptive reuse developments which will no include LMI housing.

**Planning Department Findings**

Upon reviewing the proposed amendment, Ch 340 Pt 4 Art XVII with the Zoning and Planning Regulations Working Group, the Planning Office finds the proposal to be in compliance with the Town’s Comprehensive Plan and to be generally consistent with the Town’s Zoning Ordinance including the following purposes:

- 2) To provide for a range of uses and intensities of use appropriate to the character of the Town and reflecting current and expected future needs.
- 3) To provide for orderly growth and development which recognizes:
  - (a) The goals and patterns of land use contained in the comprehensive plan of the Town adopted pursuant to Title 45, Chapter 22.2 of the State Enabling Acts Relating to Land Use and Planning 1993
  - (f) The need to shape and balance urban and rural development

8) To promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing.

15) To provide for procedures for the administration of Chapter 340, Zoning, of the Town Code.

The Planning Office recommendation is for a favorable recommendation to the North Smithfield Town Council for the proposed zoning amendment and definition.

**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

**Ch 340 Pt 8 8.2 Definitions**

**Ch 340 Pt 7 Unified Development Review.**

**AN ORDINANCE AMENDING CHAPTER 340, PT. 7 “ARTICLE XXV UNIFIED DEVELOPMENT REVIEW”**

**Applicant:** Town of North Smithfield  
**Zoning Amendment:** Zoning Ordinance amendment to Chapter 340, Part 7 Article XXV “Unified Development Review”

The Town of North Smithfield desires to amend Zoning Code Chapter 340, Part 4, Article XXV “Unified Development Review”.

**RIGL § 45-24-46.4. Special provisions — Unified development review. [Effective January 1, 2024.]** states:

Where a project requires review by the Planning Board and a special use permit and/or variance from the Zoning Board, the project will now be reviewed, conducted, and decided by the authorized permitting authority.

**Planning Department Findings**

Upon conferring with the Planning Board’s Legal Counsel and reviewing the proposed amendment, Ch 340 Pt 4 Art XXV with the Zoning and Planning Regulations Working Group, the Planning Office finds the proposal to be in compliance with the Town’s Comprehensive Plan and to be generally consistent with the Town’s Zoning Ordinance including the following purposes:

(12) To promote implementation of the comprehensive plan of the Town adopted pursuant to chapter 22.2 of the State Enabling Acts Relating to Land Use and Planning 1993.

(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 this Zoning Ordinance.

The Planning Office recommendation is for a favorable recommendation to the North Smithfield Town Council for the proposed zoning amendment and definition.

**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

**Ch 340 Pt 6 Art XXV Development Plan Review**

**AN ORDINANCE AMENDING CHAPTER 340, PT. 6 “ARTICLE XXV DEVELOPMENT PLAN REVIEW”**

**Applicant:** Town of North Smithfield  
**Zoning Amendment:** Zoning Ordinance amendment to Chapter 340, Part 6 Article XXV “Development Plan Review”

The Town of North Smithfield desires to amend Zoning Code Chapter 340, Part 4, Article XVII “Adaptive Reuse Projects”.

**RIGL § 45-24-49. Special provisions — Development plan review. [Effective January 1, 2024.]**  
states:

Development plan review shall be required for certain types of development as described in § 340-6.2 but will not preclude the need to meet other requirements as contained in this chapter, nor be used to deny a permitted use as provided in § 340 Attachment 2.

**Planning Department Findings**

Upon conferring with the Planning Board’s Legal Counsel and reviewing the proposed amendment, Ch 340 Pt 4 Art XXV with the Zoning and Planning Regulations Working Group, the Planning Office finds the proposal to be in compliance with the Town’s Comprehensive Plan and to be generally consistent with the Town’s Zoning Ordinance including the following purposes:

- 2) To provide for a range of uses and intensities of use appropriate to the character of the Town and reflecting current and expected future needs.

- 3) To provide for orderly growth and development which recognizes:
  - (a) The goals and patterns of land use contained in the comprehensive plan of the Town adopted pursuant to Title 45, Chapter 22.2 of the State Enabling Acts Relating to Land Use and Planning 1993
  - (f) The need to shape and balance urban and rural development
- 8) To promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing.
- 15) To provide for procedures for the administration of Chapter 340, Zoning, of the Town Code.

The Planning Office recommendation is for a favorable recommendation to the North Smithfield Town Council for the proposed zoning amendment.

**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 10**

**Administrative Subdivisions - For informational purposes only**

No administrative subdivisions

**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.