



MEETING AGENDA

Town of North Smithfield Planning Board

Meeting Date: Thursday, November 14, 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

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 October 10, 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
Storage Rentals America

Applicant: Storage Rentals America
Location: 395 Eddie Dowling Highway
Assessor's Plat: 13
Lot: 103 & 104
Zoning District: Business Highway (BH)
Land Area: 13.9 acres
Number of lots: 2
Engineer: Kimberly Horn and Associates

The applicant is requesting a one-year extension to the preliminary Plan approval in accordance with the North Smithfield Land Development and Subdivision Regulations Section 3.8(G) and RIGL 45-23-41 (h) for the expansion of an existing self-storage facility with the construction of a new 3-story 61,200 S.F. storage building in a Business Highway (BH) zoning District.

Item 8
Public Meeting
Notice Requirements
Amendment to the North Smithfield Zoning Ordinance

Update of the notice requirements for Special Use Permits, Variances, and General Amendments to the Zoning Code.

Applicant: Town of North Smithfield
Zoning Amendment: Zoning Ordinance amendment to Chapter 340, Part 5, Article XXI "Zoning Board of Review: Power and Duties" & Article XXIII "Amendments"

The Town of North Smithfield desires to amend Zoning Code Chapter 340, Part 5, Article XXI "Zoning Board of Review: Power and Duties and Article XXIII Amendments."

Item 9
Public Meeting
Modifications, Variances & Special Use Permits
Amendment to the North Smithfield Zoning Ordinance

Update of conditions governing Modifications, Variances and Special-use Permits.

Applicant: Town of North Smithfield
Zoning Amendment: Zoning Ordinance amendment to Chapter 340, Part 5, Article XXI regarding "Special-use Permits, Variances and Modifications"

The Town of North Smithfield desires to amend Zoning Code Chapter 340, Part 5, Article XXI regarding "Special Use Permits, Variances and Modifications."

Item 10

Public Meeting

**Revised Solar Photovoltaic Systems Regulations (Solar Overlay Ordinance)
Amendment to the North Smithfield Zoning Ordinance**

Update of regulations governing the establishment of solar developments.

Applicant: Town of North Smithfield

Zoning Amendment: Zoning Ordinance amendment to Chapter 340, Part 3, Article VII for “Solar Photovoltaic Systems Installations”

The Town of North Smithfield desires to amend Zoning Code Chapter 340, Part 3, Article VII for “Solar Photovoltaic Systems Installations.”

Item 11

Administrative Subdivisions - For informational purposes only

No Administrative Subdivisions to report.

Item 12

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.