



MEETING AGENDA

Town of North Smithfield Planning Board

Meeting Date: Thursday, December 12, 2024

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

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, December 6, 2024.

Item 1

Call to Order

Item 2

Roll Call

Item 3

Minutes

Review and approval of the November 14, 2024, 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 Hearing
Unified Development Review
1 Pine Lane

Applicant: Joseph Belliveau
Location: 1 Pine Lane
Assessor's Plat: 14
Lot: 84
Zoning District: Rural agricultural (RA)
Land Area: 3.42 Acres
Number of lots: 2
Engineer: InSite Engineering Services

The applicant is requesting Unified Development Review for a minor subdivision with a dimensional variance to have less than the required lot frontage on a public street. The applicant is requesting approval to subdivide a 3.42-acre parcel with an existing home, to create one new lot for construction of a single-family home in a Rural Agricultural (RA) Zoning District. The subdivision requires a dimensional variance from Zoning Section 340 Attachment 3 "Dimensional Table," to have less than the required lot frontage on a public street. Pine Lane is not a public street it is a private roadway.

Unified Development Review requires that the Planning Board act as the "authorized permitting authority" and consider the request for a dimensional variance. As the "authorized permitting authority", the Planning Board may grant the requested variance upon making the required positive findings under RIGL 45-24-41, "Variances."

Approval of the dimensional variance will be conditional upon approval of the proposed minor subdivision.

Dimensional Variances

In granting the requested dimensional variances, the authorized permitting authority shall require that evidence to the satisfaction of the following standards is entered into the record of the proceedings:

- (1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16).

Planning Office Comment: The historic development pattern of Pine Lane and the general Rankin Path area has been for the Town to allow construction of residential dwellings on a pre-existing private roadway system. This request is to subdivide a 3.42-acre parcel into two lots on a private roadway. The fact that the property does not have access to a public street may be considered as unique characteristic of the property.

- (2) That the hardship is not the result of any prior action of the applicant; and

Planning Office Comment: The fact that the property is not located on a public street is a pre-existing condition and not due to a prior action of the applicant.

- (3) That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan upon which the ordinance is based.

Planning Office Comment: *As previously stated, the historic development pattern of Pine Lane and the general Rankin Path area has been for the Town to allow construction of residential dwellings on a pre-existing private roadway system. The proposed subdivision will comply with all dimensional requirements of the RA zone, with the exception that the lot does not possess frontage on a public street. The Comprehensive Plan designates this area for 65,000 S.F. lots. The proposed lots exceed the minimum required 65,000 S.F. lot area at 69,885 S.F. and 79,224 S.F.*

Planning Office Recommendation:

The Planning Office recommendation is to grant the requested dimensional variances with the following stipulations:

- 1) Approval of the dimensional variance is conditional upon approval of the proposed minor subdivision.
- 2) The applicant shall receive and approved RIDEM OWTS system prior to the issuance of a building permit.

Permitting Authority 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	Yes	No

Item 8

Public Meeting

Minor Subdivision for Preliminary approval

1 Pine Lane

Applicant:	Joseph Belliveau
Location:	1 Pine Lane
Assessor's Plat:	14
Lot:	84
Zoning District:	Rural agricultural (RA)
Land Area:	3.42 Acres
Number of lots:	2
Engineer:	InSite Engineering Services

This application is contingent upon Planning Board approval of the requested dimensional variance.

The applicant is requesting approval to subdivide a 3.42-acre parcel with an existing home, to create one

new lot for construction of a single-family home in a Rural Agricultural (RA) Zoning District. The subdivision requires a dimensional variance from Zoning Section 340 Attachment 3 “Dimensional Table,” to have less than the required lot frontage on a public street. Pine Lane is not a public street it is a private roadway.

Planning Office Findings

The Planning Office finds the proposal to be generally consistent with Article 1.1 “Purpose” of the Town’s Land Development and Subdivision regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the Town’s Zoning Ordinance.
 - The subdivision has received a dimensional variance under the Unified Development Review process to create a new lot for development with less than the required frontage on a public street. Pine Lane is a private roadway.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate physical access to a public street.
 - The subdivision received a dimensional variance to create a new lot for development with less than the required frontage on a public street. Pine Lane is a private roadway.

Planning Office Recommendation

The Planning Office recommendation is to grant a preliminary approval with the following stipulation:

- 1) The applicant shall receive an approved RIDEM OWTS system prior to the issuance of a building permit.

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 9
Public Hearing
Development Plan Review
Village Gas

Applicant: Zeshan Abid
Location: 1241-1253 Eddie Dowling Highway
Assessor's Plat: 17
Lots: 92 & 128
Zoning District: Business Highway (BH)
Land Area: 5.95 Acres
Number of lots: 2
Engineer: Northwest Engineering Services, LLC

The applicant is requesting approval to raze two existing residential structures, merge two lots, and construct a new gasoline station with a convenience store, and a drive-through, in a Business Highway (BH) Zoning District.

Planning Office Findings

The Planning Office finds the proposal to be generally consistent with Article 1.1 "Purpose" of the Town's Land Development and Subdivision regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.
 - Economic Development policy 3.a. Encourage private investment in the Town's existing commercial areas.
 - Economic Development policy 3c. Encourage development and redevelopment of older retail and commercial areas along Route 146 and 146A.
- 2) In compliance with the standards and provisions of the Town's Zoning Ordinance.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate physical access to a public street.

Planning Office Recommendation

The Planning Office recommendation is to grant preliminary approval with the following stipulations:

1. That the applicant shall work with the Woonsocket Water Authority to resolve the water main easement located along the southeasterly property line, including but not limited to removal of the proposed drainage basin from the easement.
2. That there shall be no access to Old Sayles Hill Road from the proposed development.

3. That all stone walls shall be preserved in accordance with Chapter 195, Article 1 “Preservation of Stone Walls,” of the North Smithfield Code of Ordinances.
4. That the proposed development shall receive all State of Rhode Island approvals including but not limited to RIDOT PAP, RIDEM RIPDES and OWTS permits prior to final approval.
5. That the applicant shall receive RIDOT approval for location of a portion of the proposed drainage basin within the RI RT 146 right of way.
6. That the applicant shall examine the feasibility of reducing the proposed entry and exit driveways from 24’ width (as proposed) to 18’ width to enable an extension of exit merge lane onto RI Rt. 146, to possibly improve the LOS for vehicles exiting the development onto RI Rt. 146.
7. That all proposed curbs and curbing throughout the development and onto RI Rt. 146 shall comply with current RIDOT standards.
8. That the two subject lots shall be merged into one lot by way of an Administrative Subdivision prior to final approval.
9. That the applicant shall address the concrete patio encroachment from Assessor’s Plat 17, lot 111 via an easement, subdivision, or removal of the patio encroachment a part of the Administrative Subdivision.
10. That Page 3 of the Development Plan shall be amended and labeled to include the “Soil Erosion & Sediment Control Plan as required in Chapter 288 of the North Smithfield Code of Ordinances.
11. That the final plan shall include all setbacks and dimensions clearly delineated on the plan.
12. That the proposed dumpster shall be fully enclosed and screened from view with a solid fence or a chain link fence with privacy slats and/or a vegetative screen.
13. That a landscape plan designed by a RI Registered Landscape Architect shall be required prior to final approval.
14. That all proposed landscaped areas shall be loam & seed and not crushed stone.

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**

Subdivision name: Storage Rentals America
Applicant: Storage Rentals America/SROA 435 Eddie Dowling RI, LLC.
Location: 395 Eddie Dowling Highway
Assessor's Plat: 13
Assessor's Lot(s): 103 & 104
Surveyor/Engineer: Control Point Associates, Inc.

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.