



MEETING AGENDA

Town of North Smithfield Planning Board

Meeting Date: Thursday, March 13, 2025

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 Monday, March 10, 2025.

Item 1

Call to Order

Item 2

Roll Call

Item 3

Minutes

Review and approval of February 13, 2025, 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
20 Providence Pike

Applicant: K & B Properties LLC.
Location: 20 Providence Pike
Assessor's Plat: 5
Lot: 360
Zoning District: Manufacturing (M)
Land Area: 7 Acres
Number of lots: NA
Engineer: Advanced Civil Design, Inc.

The purpose of the public hearing is to consider Unified Development Review of a Major Land Development Project for combined master plan/preliminary plan approval. The applicant is requesting approval to construct a 45,900 S.F. warehouse addition with a 4,316 S.F. office and an additional 20 parking spaces on a seven (7) acre lot with an existing 73,000 S.F. industrial building in a Manufacturing (M) zone, located in the Water Supply Protection Overlay District.

The applicant is also requesting a two-foot (2') height variance (37' versus 35') and a Special Use Permit (SUP) to construct the proposed building addition in the Water Supply Protection Overlay District.

Unified development review requires that the Planning Board act as the "authorized permitting authority" to consider the requested dimensional variance and SUP. As the "authorized permitting authority", the Planning Board may grant said requests upon making the required positive findings under RIGL 45-24-41, "Variances."

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 applicant is proposing an addition to an existing building. The requested height variance is due to the existing topography and the need to align the proposed addition with the existing building.

- 2) That the hardship is not the result of any prior action of the applicant.

Planning Office Comment:

The requested height variance is due to the existing topography and the need to align the proposed addition with the existing building and not the result of any 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:

The subject property is located within the North Smithfield Industrial Park and the Comprehensive Plan Future Land Use Map (FLUM) has designated the subject property as "heavy manufacturing industrial". The property is also zoned Manufacturing, and the proposed use is an authorized use in the Manufacturing zoning district.

- 4) In granting a dimensional variance, the hardship suffered by the owner of the property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Planning Office Comment:

The requested variance is negligible and is necessary to properly match the elevation of the proposed addition with the existing building. Denial of the variance would result in more than a mere inconvenience as the applicant would not be able to properly construct the proposed addition.

Planning Office Recommendation:

The Planning Office recommendation is to grant the requested dimensional variance with the following stipulation:

- 1) Approval of the dimensional variance is conditional upon approval of the Land Development Project (LDP) and a SUP for the Water Supply Protection Overlay District.

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
Ariana Ramos (Alt.)	Yes	No
Douglas Osier (Alt.)	Yes	No

Special Use Permit

The development is located within the Water Protection Overlay District and requires a Special Use Permit in accordance with Section 6.19.5. The applicant must adequately address the following criteria to the satisfaction of the Planning Board:

- 1) The ability to meet the standards contained in the 250-RICR-150-05-3, Groundwater Quality Rules Section 3.11 "Groundwater Quality Standards and Preventive Action Limits," pertaining to GAA and GA classified groundwater areas.
- 2) The ability to meet and follow all regulations as defined by EPA and RIDEM related to hazardous waste, and reporting, as defined by industry and where applicable. Examples include, but are not limited to: EPA Cradle to Grave system, Sara Title III, EPCRA (Emergency Planning and

Community Right to Know) Reporting Requirements, DEM Rules and Regulations for Hazardous Waste Management (250-RICR-140-10-1), et al.

- 3) Will not, during construction or thereafter, have any adverse environmental impact on any waterbody or course in the Water Supply Protection Overlay District.
- 4) The ability to meet the standards contained in 250-RICR-150-15-3 (active rule and as amended) for Freshwater Wetlands as defined by RIDEM and will not adversely affect an existing or potential water supply.
- 5) Provision of an acceptable Soil erosion and sediment control plan designed and stamped by a licensed RI Professional Engineer (PE).
- 6) All permitted and special use permits must include a demonstration and use of the best available control technology and industry best practices as outlined by RIDEM, DOH and EPA where applicable.
- 7) Location and description of any proposed facilities for refuse storage and disposal.
- 8) Contaminants of concern shall be regulated as health standards become available by RIDEM and EPA.
- 9) The ability to meet the standards contained in RIDEM Stormwater Management Rules and Guidance (250)-RICR-150-10-8.
- 10) The ability to meet the standards contained in the Regulations for the RI Pollutant Discharge Elimination System (RIPDES) (250)-RICR-150-10-1.
- 11) The ability to meet the standards contained in the Air Pollution Control Regulations (250)-RICR-120-05.
- 12) The ability to meet the standards contained in the Oil Pollution Control Regulations (250)-RICR-140-25-
- 13) The ability to meet the standards contained in the Rules and Regulations for Underground Storage Facilities (250)-RICR-140-25-1.

Planning Office Recommendation:

The Planning Office recommendation is to grant the requested special use permit with the following stipulation:

- 1) The approval shall be contingent upon Planning Board approval of the Land Development Project.

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
Ariana Ramos (Alt.)	Yes	No
Douglas Osier (Alt.)	Yes	No

Item 8**Public Hearing****Major Land Development Project****20 Providence Pike**

Applicant:	K & B Properties LLC.
Location:	20 Providence Pike
Assessor's Plat:	5
Lot:	360
Zoning District:	Manufacturing (M)
Land Area:	7 Acres
Number of lots:	NA
Engineer:	Advanced Civil Design, Inc.

This application is contingent upon Planning Board approval of the requested dimensional variance and Special Use Permit (SUP).

The applicant is requesting approval to construct a 45,900 S.F. warehouse addition with a 4,316 S.F. office and an additional 20 parking spaces on a seven (7) acre lot with an existing 73,000 S.F. industrial building in a Manufacturing (M) zone, located in the Water Supply Protection Overlay 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.
 - Land Use Element Policy 4.a. Promote redevelopment and expansion within existing manufacturing areas.
 - Economic Development Element Policy 3.a. Encourage private investment in the Town's commercial areas.
- 2) In compliance with the standards and provisions of the Town's Zoning Ordinance.
 - The subdivision has received a dimensional variance for building height and an SUP to construct a building addition in the Water Supply Protection Overlay District under the Unified Development Review.
- 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 driveway located on Providence Pike shall include signage prohibiting right turn access for tractor-trailer and semi-trailer trucks to prevent access to the Railroad Street stone arch bridge.
- 2) That all exterior lighting shall be contained on site and directed away from and/or shielded from the abutting properties and shall be certified as "Dark-Sky Compliant".
- 3) That the final plan shall include a fire hydrant to be installed in proximity to the Fire Department Connection to be approved by the North Smithfield Fire Marshal.
- 4) That the final plan shall include a new separate domestic water connection to the proposed new addition, or an extension of the existing internal domestic connection from the existing building to the addition, said connection to be approved by the North Smithfield Water Division.
- 5) The proposed four-foot (4') fence shall be an ornamental type of fence (not chain link or stockade).
- 6) That a landscape plan designed and stamped by a RI Registered Landscape Architect which shall include the proposed ornamental fence detail, and a linear vegetative screen located along the Providence Pike frontage as a supplement to the proposed new replacement tree plantings shall be required prior to final approval.

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
Ariana Ramos (Alt.)	Yes	No
Douglas Osier (Alt.)	Yes	No

Item 9

Public Meeting

Amendment to the Zoning Ordinance Text and Town's Zoning Map

Applicant:	Pound Hill Realty, LLC.
Assessor's Plat:	7
Lot(s):	38
Zoning District:	Rural Agricultural (RA) & Rural Estate Agricultural (REA)
Map Amendment:	Zoning map amendment from Rural Agricultural (RA) & Rural Estate Agricultural (REA) to Industrial Special Management District 1 Overlay.

The applicant is requesting a text amendment and a zoning map amendment to the Zoning Ordinance of the Town of North Smithfield (the "Zoning Ordinance"). The proposed zoning amendment will create a new zoning district "Industrial Special Management District 1 Overlay," the intent of the district is to allow mining, quarrying, sand and gravel extraction, loam stripping, stone cutting operations, crushing, washing, and/or processing of materials.

The zoning map amendment proposes to amend the zoning designation of the parcel of land located at 14 Pine Hill Road in the Town of North Smithfield, more specifically described as Assessor's Plat: 7, Lot: 38 (the "Property") from Rural Agricultural (RA) & Rural Estate Agricultural (REA) to Industrial Special Management District 1 Overlay.

Planning Office Findings

The proposed text amendment and zoning map amendments are intended to authorize a pre-existing Industrial Use, J.2 "Mining, quarrying, sand and gravel extraction, loam stripping, stone cutting operations," which is currently a prohibited use in the Rural Estate Agricultural (REA) Zoning District, as presented in Zoning Section 340, Attachment 2 District Use Regulations.

The Planning Office performed a review of the North Smithfield Comprehensive Plan and could find no specific authorization or prohibition for the existence/establishment and/or expansion of mining and quarry operations in the Town.

Land Use Chapter

The following excerpt on page 15 of the Land Use Chapter, and the Goal, Policies and Actions table contained in the Town's Comprehensive Plan, do not directly address the proposed zone change, but may be interpreted as be related to the request:

Comp Plan Page 15: Rural Estate Agricultural (REA) – Low Density (formerly Rural Residential Conservation (RRC)) The REA area covers land and groundwater aquifer areas requiring conservation action. It includes major natural areas such as Todd's Pond, Cedar Swamp and Cedar Brook, **all sensitive areas where utilities should not be provided and open space preserved.** **The designated area also has been established as a buffer district** along Trout Brook, Trout Pond, Dawley Brook/Pratt Pond and **around the Slatersville Reservoirs.** **It is proposed that the buffer be increased to include the portions of the Reservoir's drainage area and the Slatersville Aquifer and aquifer recharge area between the Reservoirs and Pound Hill Road.** **This area encompasses the Landfill & Resource Recovery and Western Sand & Gravel EPA Superfund sites.** Less than 10 percent of the REA area is currently developed. **Development proposals must consider the constraints associated with the existence of the EPA Superfund sites and the need to protect the Slatersville Aquifer and Reservoirs.**

The description REA Zone presented above presents the town's concern about the existence of the groundwater aquifer, the Slatersville Reservoir and presence of contaminated superfund sites. This section of the plan calls for open space, enhanced buffers, and consideration of constraints to development related to the superfund sites in the REA district.

However, there is no specific mention of what constitutes an adequate buffer and qualifies as appropriate land uses, other than open space. The development constraints appear to be related to the redevelopment of the superfund sites themselves.

Table III. 4. Goal 3.

Goal	Policy	Action
3. Prevent incompatible non-residential uses in residential neighborhoods		

When reviewing the Goals, Policies and actions Table III. 4. Goal 3. (above) appears to be the most direct statement in conflict with the proposed zoning change. Location of a sand and gravel quarrying operation directly abutting residential land use is indicative of an incompatible land use situation. However, the sand and gravel operation in some configuration is a preexisting condition and predates the current zoning and the adoption of the comprehensive plan. Should a proposal for a NEW sand and gravel operation be presented, it would clearly be incompatible with this goal.

Economic Development Chapter

The following excerpts from the Economic Development Chapter are not directly related to the proposed zone change, but may be interpreted to be related to the request:

Page 43 includes the following excerpt: **“Also, a detailed buildout of all non-residential zone districts was performed using GIS and discussed later in this chapter in section entitled “Non-residential buildout analysis”. All maps related to the buildout are available in Appendix A. The findings confirm that North Smithfield has very little undeveloped commercially zoned property remaining. As a result, the Town must consider both flexibility in its subdivision and land development process to encourage development of remaining industrially zoned land, along with potential zone changes to add to the Town’s industrial base.** Such will likely require cooperation between the Planning and Zoning Boards for subdivision and land developments.

This section of the Economic Development Chapter clearly states a need for more commercially zoned land and suggests flexibility and encouraging development of remaining industrially zoned land and potential zone changes to add to the industrial base.

While this section supports new and expanded industrial activity, it is the Town’s responsibility to determine the most appropriate areas and type of activities that are most suitable for proposed expansion and/or rezoning.

Page 44 contains the following section:

Financial Revenue Basics and Trends

North Smithfield's revenue is dominated by residential taxes. The commercial tax revenue has been growing which helps to mitigate the tax burden to residents. However, the delta between commercial and residential is nearly identical to that of 2006 which tells us that reliance on residential revenue vs that of commercial has not made the progress we'd prefer. It would appear that the reliance gap shrank during 2011 and 2012, however that was a result of the post 2008 recession. Residential values are rebounding but the structural reliance has not changed much.

We must address the challenge of increasing revenue from commercial taxes to meet the town's financial needs without raising residential taxes in addition to creating local jobs to the greatest extent possible. The expansion of this tax base is critical to a community's success in stabilizing residential tax rates, controlling the cost of living for its residents, and generating tax revenues to fund quality municipal services, the most demanding of which is public education. Expanding the commercial tax base also allows the commercial tax rate to be low, which in turn attracts business.

Again, this section emphasizes the Town's reliance on the residential tax base and expresses the need to expand the commercial tax base to provide necessary municipal services for the Town's residents in particular funding the education system. The section also expresses the idea of the compounding effect of business attracting business.

Once again, this section supports new and expanded industrial activity. However, as previously stated, it is the Town's responsibility to determine the most appropriate type of business activities that are suitable for the Town and their location.

Page 51 includes the following section:

Non-residential build out analysis

The Economic Development Element calls for an aggressive program to attract new, quality industrial and commercial development to North Smithfield. In addition, it suggests measures to assure the retention of existing business and industry. This Economic Development Element encourages a type, scope and scale of industrial and commercial development that will result in the creation of quality job opportunities and expansion of North Smithfield's tax base while at the same time preserving North Smithfield's unique character and environment. This is best accomplished by encouraging redevelopment within existing commercial and industrial areas and establishing corridors of commercial and industrial development in designated areas that are near transportation facilities.

A detailed buildout of all non-residential zone districts was performed using GIS and 2014 aerials. The findings indicate that North Smithfield has very little undeveloped commercially zoned property remaining. As a result, the Town must consider both flexibility in its subdivision and land development process to encourage development of remaining industrially zoned land, along with potential zone changes to add to the Town's industrial base

The message of the Economic Development Chapter is clear that North Smithfield needs to attract new commercial and industrial development. The section, however, presents a vision of desired industries being the type that will result in the creation of quality job opportunities and expansion of the tax base while preserving the Town's unique character and environment.

Natural Resources Chapter

Page 72 of the Natural Resources Chapter discusses the importance of groundwater:

Groundwater Water Resources

Groundwater is an important resource as it supplies drinking water for a large percentage of the town's households. North Smithfield has two class GAA groundwater aquifers, the Slatersville and Lower Branch. Groundwater classified GAA are those groundwater resources that are known or presumed to be suitable for drinking water use without treatment and are in one of the two areas described below. Groundwater classified GAA underlies approximately 21% of the state and 32% of North Smithfield. Groundwater classified GAA includes the following:

Map V. 1 is the **Groundwater Aquifer Protection Overlay District from the North Smithfield Zoning Ordinance. This map combined with North Smithfield Zoning Ordinance 6.19 regulates the use and development of land to protect major stratified drift aquifers and their recharge areas (GAA Classification), surface drinking water supplies and their watersheds, community well-head protection areas, and town-owned non-transient, non-community wellhead protection areas (schools).**

While much of the town's more intense residential, commercial and industrial development has historically been located over aquifers, ordinances have been put in place specifying permitted uses and non-permitted (possibly contaminating) uses to protect the drinking water of North Smithfield's residents.

Groundwater Overlay Zoning

The Town responded to the 1992 Comprehensive Plan requirement for groundwater protection by adopting Section 6-19 of the Zoning Ordinance titled "Regulation of Groundwater Aquifer Zones, Groundwater Recharge Areas, Wellhead Protection Areas and Water Supply Basin". As recommended by the Comprehensive Plan, the regulations dictating uses over these resources are more stringent than in the underlying districts. The current Overlay language will be reviewed for possible expansion of the list of prohibited uses and the Overlay map will be revised to clearly show all protection zones including surface water supply basins. More specifically, it will prohibit excessive water drawdown for non-municipal uses. More resources will be spent on enforcement of the Ordinance and property owner education.

There is merit to carving out areas of the overlay within existing industrial areas to support expansion in those areas. This is particularly true in pockets where water quality has been degraded historically such that it would never be approved for drinking water

The Natural Resources Chapter includes an emphasis on the protection of the Town's groundwater resources. The chapter includes mapping of the sensitive areas and expresses a desire to control the land use in these areas and to develop more stringent regulations for these areas.

It should be noted that the subject property is included in the Water Supply Protection Overlay District. This does not necessarily preclude the existing land use; however, the use should comply with the standards, provisions and requirements of the Water Supply Protection Overlay Zone.

Page 85 mentions the Town's Soil and Earth Removal Ordinance below:

Soil and Earth Removal Ordinance

The Soil and Earth Removal Ordinance does not apply to several sand and gravel operations which were in operation prior to the enactment of the Ordinance. One, for example, is located between the Slatersville Reservoir and the Slatersville groundwater reservoir. **Since critical resources of the Town and State may be at risk, the Town should reexamine present regulations about the underlying water resources and adjacent wetland and surface waters and the restoration of the land in a manner which will provide long-term protection.**

This section addresses the fact that the current sand, gravel and quarrying operation predates the soil and earth removal ordinance. It goes on further to recommend that the town should reexamine its regulations to consider underlying water resources, wetlands, surface water and land restoration in the long term.

Table V. 3.

Goals	Policies	Actions
1. Natural resource systems, wetlands, wildlife habitats, and groundwater aquifers, will be protected.	1.a. Limit development in environmentally sensitive and rural areas in accordance with zoning policy.	1.a.1. Determine compatible land uses and develop land acquisition and management programs to identify open space and river corridors.
		1.a.2. Protect existing natural environments and mitigate impacts of proposed development on those environments.

When reviewing the Goals, Policies and actions Table V. 3 above, the emphasis is on protecting the Towns' natural resources including groundwater aquifers by limiting development through proper zoning regulations which establish compatible land uses and mitigate impacts of the land uses on the environment.

Planning Office Recommendation

The Town's Comprehensive plan does not specifically address the proposed zoning text amendments. However, there are several areas of the Comprehensive Plan that may be suitable when reviewing the proposed zoning amendments.

The Land Use Chapter explains the purpose of the REA zoning designation is to protect and preserve environmentally sensitive areas of the town by proposing low intensity land use. Goal 3. of the Land Use Chapter calls for preventing the establishment of incompatible non-residential uses in residential neighborhoods. If this request was to establish a new sand, gravel and quarry business on the subject property, one could argue the proposal would conflict with the Land Use Chapter. However, the fact that the use is pre-existing hinders this argument as the use was established long before the current Comprehensive Plan was written.

The Economic Development Chapter discusses the need for the Town to expand its non-residential tax base to shift the burden away from residential property owners. The chapter presents a vision of desired industries being the type that will result in the creation of quality job opportunities and expansion of the tax base while preserving the Town's unique character and environment.

The Natural Resources Chapter identifies the need to protect the Town's natural resources, in particular groundwater aquifer recharge areas. The chapter goes on to explain that the Town should re-examine its regulations protecting these resources, including soil and earth removal ordinances, and provide for the restoration of land in a manner which will provide long-term protection.

This zone change request is unique because it is proposing the creation of a new zoning district that focuses on a pre-existing nonconforming use, as opposed to a change to an existing zoning designation and approval of an allowed use within that new designation. It should be noted that sand, gravel and quarry businesses were at one time allowed under the Town's zoning ordinance and at some time subsequent, the Town amended its ordinance to prohibit the use. This action represents a policy decision by the Town that eliminated the ability to establish new quarry businesses. The effect of this action was to make all quarries existing at the time, into pre-existing nonconforming uses.

There are no specific references in the Town's Comprehensive Plan explicitly prohibiting the use and/or specifically in support of the use. The plan does however include multiple passages related to natural resources and the environment. These passages are presented in this analysis and are primarily focused on protecting the Town's natural resources including groundwater aquifers by limiting development through proper zoning regulations which establish compatible land uses and mitigate impacts of the land uses on the environment.

Based on the history of quarrying in the Town, having at one time been allowed, then prohibited, this request becomes a question of public policy. As a result, should the Town Council choose to approve the requested zone change, that action should include conditions that address the environmental conditions of the town as well as the health, safety and welfare of its residents. The Planning Office suggests that the Planning Board consider forwarding the following conditions to the Town Council regardless of whether the Board makes a positive or a negative recommendation on the proposed zoning change.

1. That use shall include a minimum setback of 200 feet from any abutting residential property line, district or zone.
2. That the perimeter of the quarrying activity shall be screened with landscaping including but not limited to installation of an earthen berm topped with a sound barrier to curtail noise from the abutting residents.
3. That there shall be a minimum, one hundred foot (100') linear no-cut buffer which shall be supplemented with planting of conifers for screening, including but not limited to pine and spruce

trees, cypress, arborvitae and the like, designed and stamped by a RI Registered Landscape Architect.

4. That the owner shall provide and maintain air quality monitoring devices and an air quality monitoring plan which shall meet or exceed RIDEM/EPA air quality monitoring criteria to be approved by RIDEM/EPA and shall provide air quality data available to the Town and RIDEM/EPA upon request, and at a minimum, on a quarterly basis.
5. The owner shall provide a dust control mitigation plan which shall include but not be limited to dust control monitoring systems and state-of-the-art technology dust control mitigation measures, including dust control filtration barriers and/or atomized misters and the like.
6. That the owner shall provide advanced and direct notice of all blasting activity to the Town and all abutters within a ¼ mile radius of the property, a minimum of 24 hours prior to any scheduled blasting event which shall also include an email notification process for those who choose to participate.
7. That the applicant shall incorporate blast vibration monitors which shall monitor and record vibration levels in accordance with State of Rhode Island regulations to assess potential damage to surrounding properties.
8. That the owner shall provide and maintain a soil erosion and sediment control plan in accordance with Chapter 288 of the North Smithfield Code of Ordinances, which shall be designed and stamped by a RI Registered Professional Engineer and approved by the Town.
9. That the owner shall provide and maintain a RIDEM approved Stormwater Management plan which shall be provided to the Building Office.
10. That the use shall comply with the provisions of North Smithfield Code Section 340-3.13 "Extraction of earth products."
11. That the owner shall provide and maintain a copy of all other required State, Federal and local permits to the Building Office.
12. That the applicant shall provide a traffic study performed by a qualified Rhode Island Registered Professional Traffic Engineer, which shall examine the traffic impacts of the existing business, including but not limited to, the amount and type of vehicles entering and exiting the property, hours of operation, the suitability and capacity of the receiving roadways to handle the type and volume of traffic, the deterioration/degradation of the receiving roadways and the effect on the abutting residents. Said traffic report shall result in no degradation of conditions and/or shall

provide proposed mitigation measures to be implemented by the applicant to resolve any adverse effects.

13. That the Town shall at its discretion perform third party peer review of all reports provided, the cost of which shall be borne by the applicant.

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
Ariana Ramos (Alt.)	Yes	No
Douglas Osier (Alt.)	Yes	No

Item 10

Administrative Subdivisions

None

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.

Agenda posted: March 7, 2025