



**MEETING AGENDA
Town of North Smithfield
Planning Board**

Meeting Date: Thursday, June 26, 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 (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 May 22, 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
Material Sampling Technologies (MST)

Location: 0 Central Street (Pole #43)
Assessor's Plat: 1
Assessor's Lots: 461
Applicant: Tech Realty, LLC.
Zoned: Mixed Use (MU-2)
Area: 9.7 Acres
Number of lots: 1
Engineer: Joe Casali Engineering, Inc

The purpose of the public hearing is to consider Unified Development Review of a Major Land Development Project. The applicant is requesting preliminary approval to construct a 23,600 S.F. light industrial building with associated parking and loading on a 9.7-acre lot, on an existing street in a Mixed Use (MU-2) zone.

The applicant is also requesting a variance from Zoning Section 340-3.40 S., to have a security fence along the front and side of the proposed building.

Unified development review requires that the Planning Board act as the "authorized permitting authority" to consider the requested dimensional variance and to make 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 fencing around the proposed building (front and side) to provide security and restrict access to the building due to the precious metals and materials that will be stored on site. The fencing will be partially screened by proposed landscape plantings located along the frontage of the property.

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

Planning Office Comment:

The requested variance is necessary due to the value and type of material that will be stored on site 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 zoned MU-2 which is a mixed use light industrial/commercial district. This type of zoning district traditionally includes fencing for commercial properties. The fencing will primarily be screened by existing woodlands to the side and rear of the building and will be screened by landscaping along the front property line, along Central Street.

- 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 provide adequate security measures necessary for the type of materials that will be stored on site.

Planning Office Recommendation:

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

- 1) Approval of the variance is conditional upon approval of the Land Development Project (LDP).

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 8

Public Hearing

Major Land Development Project

Material Sampling Technologies (MST)

Location:	0 Central Street (Pole #43)
Assessor's Plat:	1
Assessor's Lots	461
Applicant:	Tech Realty, LLC.
Zoned:	Mixed Use (MU-2)
Area:	9.7 Acres
Number of lots:	1
Engineer:	Joe Casali Engineering, Inc

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

The applicant is requesting preliminary approval to construct a 23,600 S.F. light industrial building with associated parking and loading on a 9.7-acre lot, on an existing street in a Mixed Use (MU-2) zone.

Planning Office Findings

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

- 1) Generally consistent with the Comprehensive Community Plan.
 - **Land Use Chapter Goal 4.** Grow non-residential tax base in a manner that encourages local employment opportunities. **Policy 4.a.** Promote redevelopment and expansion within existing manufacturing areas.
 - **Economic Development Chapter Policy 3.a.** Encourage private investment in the Town’s existing commercial areas.
 - **Services and Facilities Chapter Goal 2.** Expand sewer and water services as necessary to protect natural resources and support economic development activities.
- 2) In compliance with the standards and provisions of the Town Zoning Ordinance.
 - The development received a variance from Zoning Section 340-3.40 S. to have a security fence along the front and side of the subject property.
- 3) That there will be no significant negative environmental impacts from the proposed development.
 - The proposed development has received the required RIDEM environmental permits.
- 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 proposed use shall be accessory and subordinate to the existing use at 800 Central Street and shall be restricted to light industrial type uses including but not limited to sorting and processing, and that any heavy industrial uses including but not limited to industrial processing and/or refining shall be prohibited.
- 2) That the applicant shall replace and/or repair any broken and/or deteriorated sidewalks located along the Central Street frontage.
- 3) That the delivery hours shall be limited to weekdays from 7:00 AM to 6:00 PM, and Saturday from 7:00 AM to 4:00 PM; Sunday deliveries shall be prohibited.

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

Request for Extension

Material Sampling Technologies (MST)

ONLY TO BE ACTED UPON IF MST PRELIMINARY APPROVAL IS NOT GRANTED

Location:	0 Central Street (Pole #43)
Assessor's Plat:	1
Assessor's Lots	461
Applicant:	Tech Realty, LLC.
Zoned:	Mixed Use (MU-2)
Area:	9.7 Acres
Number of lots:	1
Engineer:	Joe Casali Engineering, Inc.

The applicant is requesting a second 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 45-23-39 (c)(7) to construct a 23,600 S.F. light industrial building with associated parking and loading on a 9.7-acre lot, on an existing street in a Mixed Use (MU-2) zone.

Item 10

Public Meeting

Administrative Subdivisions - For informational purposes only

NONE

Item 10

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.