



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

Meeting Date: Thursday, September 11, 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 August 14, 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 ex parte 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
Recommendation to Town Council
Slater Court Land Exchange

Location: 0 Greenville Road
Assessor's Plat: 4
Assessor's Lots 36 & Pt. 270
Applicant: Philip Godfrin
Zoned: Residential – Urban (RU-20)
Area: 8,684 S.F.
Number of lots: 2
Engineer: InSite Engineering Services, LLC.

The applicant is requesting a positive recommendation to the Town Council to exchange a 38,650 S.F. portion of Assessor's Lot 270 in exchange for Assessor's Lot 36. The portion of lot 270 is a waterfront parcel consisting of approximately 39,650 S.F. to be merged with town-owned lot 219 (11,320 S.F.) to create a 50,970 S.F. town-owned lot with direct access to Slatersville Reservoir. Lot 36 would be merged into the abutting portion of lot 270 to create an 111,184 S.F. parcel.

Item 8
Public Hearing
Unified Development Review
Greenville Realtors LLC

Location: 3 Greenville Road
Assessor's Plat: 9
Assessor's Lots 435
Applicant: Marwan Eieadah
Zoned: Business Neighborhood (BN)
Area: 41,370 S.F.
Number of lots: 1
Engineer: Civil Design Group LLC.

The purpose of the public hearing is to consider Unified Development Review of a Major Land Development Project for Master Plan approval. The applicant is requesting dimensional and use variances to construct a new gasoline station and 3,400 S.F. convenience store with a drive-through with less than the required front and side yard setbacks, less than the required landscaping and a larger and higher than allowed freestanding sign in a Business Neighborhood (BN) Zoning District.

Unified development review requires the Planning Board acting as the "authorized permitting authority" consider the requested dimensional and use variances and to make the required positive findings under RIGL 45-24-41, Variances.

The applicant is requesting the following zoning relief:

- Section 340-4.8.1.A.1 Less than the required dumpster setback (10' required – 5' proposed)
- Section 340-6.8.C.2.b.2 less than the required landscape buffer along a street (10' required - zero to 5.2' proposed)
- Section 340-6.8.C.2.b.6 less than the required number of street trees (1 tree per 30' required – no trees proposed)

- Section 340-6.8.C.2.b.7 location of parking spaces to rear and side of buildings (parking to the front of the building)
- Section 340-6.8.D Landscape design standards (preserve the natural landscape - property lacking natural landscape)
- Section 340-6.8. F Architectural Design Standards (Local character – local character not defined)
- Section 340-4.26(A, B, D & J) Section 340-4.26(A, B, D & J) (One freestanding sign 12 S.F. required - 36 S.F. proposed, 8’ height required 12’ proposed; one wall mounted sign 3 proposed 2 building wall signed and one canopy sign)
- Section 340 Attachment 2 - District Use Regulations – drive-thru window prohibited, drive-thru proposed.

Dimensional and Use Variances

In granting the requested 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 subject property is a corner lot that is effectively fully paved with unlimited vehicular access. The generally rectangular configuration of the lot does not allow development of the property while meeting the required setbacks, landscaping and location of parking spaces. The applicant is requesting the necessary dimensional relief from setbacks, location of parking and landscaping to develop the lot for the proposed use. The proposed design controls access to the property limiting it to two (2) curb cuts and expands the landscaped area along the intersection of Greenville Road and Smithfield Road.

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

Planning Office Comment:

The hardship is not the result of any prior action of the applicant but is the result of the configuration of the lot. The property was formally developed as a restaurant with a drive-thru with unlimited access and was effectively fully impervious. The proposed development is an improvement over the previous condition and will allow establishment of a commercial use with limited controlled access and increased landscaping.

- 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 Business Neighborhood (BN) which is a commercial zoning district. The proposed use is allowed in the BN district and is consistent with the surrounding area and the Town’s Comprehensive Plan.

- 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 variances are necessary to allow the proposed use of the property.

Planning Office Recommendation:

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

- 1) Approval of the requested variances 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 9

Public Hearing

Major Land Development Project

Greenville Realtors LLC

Location:	3 Greenville Road
Assessor's Plat:	9
Assessor's Lots	435
Applicant:	Marwan Eieadah
Zoned:	Business Neighborhood (BN)
Area:	41,370 S.F.
Number of lots:	1
Engineer:	Civil Design Group LLC.

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

The applicant is requesting Master Plan approval to construct a new gasoline station and 3,400 S.F. convenience store with a drive-through with less than the required front and side yard setbacks, less than the required landscaping, less than the required dumpster setback, and a larger and higher than allowed freestanding sign in a Business Neighborhood (BN) Zoning District.

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.
 - **Economic Development Chapter Policy 3.a.** Encourage private investment in the Town's existing commercial areas.
 - **Economic Development Chapter Policy 3.c.** Encourage development and redevelopment of older retail and commercial areas along Rt 146 and 146A.

- 2) In compliance with the standards and provisions of the Town Zoning Ordinance.
 - The development received the necessary use and dimensional variances from the following Zoning Sections:
 - Section 340-4.8.1.A.1 Less than the required dumpster setback (10' required – 5' proposed)
 - Section 340-6.8.C.2.b.2 less than the required landscape buffer along a street (10' required - zero to 5.2' proposed)
 - Section 340-6.8.C.2.b.6 less than the required number of street trees (1 tree per 30' required – no trees proposed)
 - Section 340-6.8.C.2.b.7 location of parking spaces to rear and side of buildings – parking to the front of the building)
 - Section 340-6.8.D Landscape design standards (preserve the natural landscape – property lacking natural landscape)
 - Section 340-6.8.F Architectural Design Standards (Local character – local character not defined)
 - Section 340-4.26(A, B, D & J) Section 340-4.26(A, B, D & J) (One freestanding sign 12 S.F. required - 36 S.F. proposed, 8' height required 12' proposed; one wall mounted sign 3 proposed 2 building wall signed and one canopy sign)
 - Section 340 Attachment 2 - District Use Regulations – drive-thru window prohibited, drive-thru proposed.

- 3) That there will be no significant negative environmental impacts from the proposed development.
 - That the proposed development will be connected to public water and sewer.

- 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 all necessary State of Rhode Island permits shall be issued prior to final approval, including but not limited to RIDEM RIPDES and Underground Injection Control (UIC) permits, and a RIDOT PAP permit.

- 2) That the project shall receive North Smithfield Sewer and Woonsocket Water approval for the proposed water and sewer connections prior to final approval.
- 3) That a sufficient number of hydrants and/or an FDC connection shall be located within the development subject to the approval of the NSFD.
- 4) That all exterior lighting shall be dark sky compliant, contained on site and directed away from and/or shielded from the abutting properties.
- 5) That a Soil and Sediment Control Plan shall be required at preliminary approval in conformance with NS Code of Ordinances Chapter 288 "Soil Erosion and Sediment Control"
- 6) That the applicant shall provide an excavation/construction plan, which may be combined with the Soil Erosion and Sediment Control Plan, designed to mitigate the impact of construction on the abutting property which shall include but not be limited to, construction access, best practices for dust control and vibration and hours of operation.
- 7) That a landscape plan designed by a RI Registered Landscape Architect shall be required prior to preliminary approval.
- 8) That the applicant shall submit the annual drainage maintenance report to the Department of Public Works and the Building Official's Office to ensure compliance with the drainage maintenance plan.
- 9) That the applicant shall replace and/or install new concrete curbing and sidewalks along the full frontage Greenville Road (Rt. 104) and Smithfield Road (Rt. 146A), except for curb cuts, in compliance with RIDOT standards.

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
Public Hearing
Unified Development Review
Tractor Supply Company

Location: 934 Victory Highway
Assessor's Plat: 1
Assessor's Lots: 45 & 46
Applicant: Palm Coast Capital, LLC.
Zoned: Business Neighborhood (BN)
Area: 13.28 Acres
Number of lots: 2
Engineer: Solli Engineering

The purpose of the public hearing is to consider Unified Development Review of a Major Land Development Project for preliminary approval. The applicant is requesting approval to construct a new 21,930 S.F. retail building with seventy-four (74) parking spaces, and 29,715 S.F. of outdoor display area with dimensional variances to have retail use of more than 3,000 S.F. and a freestanding sign larger and higher than allowed in a Business Neighborhood (BN) Zoning District.

Unified development review requires the Planning Board acting as the "authorized permitting authority" consider the requested dimensional variances and to make the required positive findings under RIGL 45-24-41, Variances.

The applicant is requesting the following zoning relief:

- Section 340 Attachment 2 - District Use Regulations Table, Use #30 - Retail sales/service 20,000 to 40,000 S.F. GLA without drive-through. Not allowed.
- Section 340-4.26 D (One freestanding sign, 12 S.F. maximum - 48 S.F. proposed, 8' height required - 11' proposed)

Dimensional Variances

In granting the requested 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 subject property is more than 13.28 acres and limiting the proposed use to no more than 3,000 S.F. is excessive and would impose a hardship on the ability to develop the property. The applicant is requesting the necessary dimensional relief to construct a 21,930 S.F. retail building with seventy-four (74) parking spaces, and 29,715 S.F. of outdoor display area. The proposed use is consistent with existing commercial uses located in the surrounding area along Victory Highway

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

Planning Office Comment:

The hardship is not the result of any prior action of the applicant but is the result of the large size and configuration of the lot. The proposed development is consistent with the surrounding commercial land uses and will allow establishment of a new commercial use on vacant property.

- 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 Business Neighborhood (BN) which is a commercial zoning district. The proposed retail use is consistent with the surrounding area and the Town's Comprehensive Plan.

- 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 variances are necessary to allow the proposed use of the property.

Planning Office Recommendation:

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

- 2) Approval of the requested variances 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 11
Public Hearing
Unified Development Review
Tractor Supply Company

Location: 934 Victory Highway
Assessor's Plat: 1
Assessor's Lots: 45 & 46
Applicant: Palm Coast Capital, LLC.
Zoned: Business Neighborhood (BN)
Area: 13.28 Acres
Number of lots: 2
Engineer: Solli Engineering

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

The applicant is requesting preliminary approval to construct a new 21,930 S.F. retail building with seventy-four (74) parking spaces, and 29,715 S.F. of outdoor display area with dimensional variances to have retail use of more than 3,000 S.F. and a freestanding sign larger and higher than allowed in a Business Neighborhood (BN) Zoning District.

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.
 - **Economic Development Chapter Policy 3.a.** Encourage private investment in the Town's existing commercial areas.
- 2) In compliance with the standards and provisions of the Town Zoning Ordinance.
 - The development received the necessary use and dimensional variances from the following Zoning Sections:
 - Section 340 Attachment 2 - District Use Regulations Table, Use #30 - Retail sales/service 20,000 to 40,000 S.F. GLA without drive-through.
 - Section 340-4.26 D (One freestanding sign, 12 S.F. maximum - 48 S.F. proposed, 8' height required - 11' proposed)
- 3) That there will be no significant negative environmental impacts from the proposed development.
 - That the proposed development will be connected to public water and sewer.
- 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 all necessary State of Rhode Island permits shall be issued prior to final approval, including but not limited to RIDEM Wetlands, RIPDES, Underground Injection Control (UIC) permits, and a RIDOT PAP permit.
- 2) That the project shall receive North Smithfield Sewer and Water division approval for the proposed water line extension and water and sewer connections prior to final approval.
- 3) That lot 46 shall be maintained as a natural buffer (to remain undisturbed) between the proposed commercial development and the abutting Edward Avenue neighborhood to the south with a restriction included in the recorded deed and formally indicated on the final plan.
- 4) That a fire hydrant shall be installed in close proximity to the FDC connection along the left side of the building as indicated on the plans and an additional hydrant shall be installed on the right side of the driveway approximately 100 feet in from Victory Highway just before the parking area subject to the approval of the NSFD.
- 5) That all exterior lighting shall be dark sky compliant, contained on site and directed away from and/or shielded from the abutting properties.
- 6) That a Soil and Sediment Control Plan shall be required at preliminary approval in conformance with NS Code of Ordinances Chapter 288 “Soil Erosion and Sediment Control”
- 7) That the applicant shall provide an excavation/construction plan, which may be combined with the Soil Erosion and Sediment Control Plan, designed to mitigate the impact of construction on the abutting property which shall include but not be limited to, construction access, best practices for dust control and vibration and hours of operation.
- 8) That the applicant shall submit the annual drainage maintenance report to the Department of Public Works and the Building Official’s Office to ensure compliance with the drainage maintenance plan.

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 12

Public Meeting

Administrative Subdivisions - For informational purposes only

NONE

Item 13

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.