



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

Meeting Date: Thursday, November 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 (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 October 9, 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
4 Antaya Drive

Location: 4 Antaya Drive & Providence Pike
Assessor's Plat: 5
Assessor's Lots: 89
Applicant: Kristopher & Keri Lagor
Zoned: Residential Suburban (RS)
Area: 70,016 S.F.
Number of lots: 2
Engineer: InSite Engineering Services, LLC

The purpose of this public hearing is to consider Unified Development Review of a minor subdivision for preliminary approval. The applicant is requesting a dimensional variance to subdivide an existing 70,016 S.F. lot with an existing dwelling to create two undersized lots, one lot with an existing dwelling and one new lot for development in a Residential Suburban (RS) 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 3 – Residential and Non-residential District Regulations Table, to have less than the required lot area. (40,000 S.F. required and 35,008 S.F. 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 existing lot is 70,015 S.F. and is approximately 10,000 S.F. (or 12%) short of having the required area for two lots in the RS Zoning District. None of the other house-lots on Antaya Drive meet the minimum lot area. The average area of the lots on Antaya Drive is 13,630 S.F. The proposed lots are more than 2 ½ times larger than the average lot on Antaya Drive.

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

Planning Office Comment:

The subject lot was purchased by the current owners in its current configuration in January 2021. The current owners have not altered the existing lot except to build a new home.

- 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 proposed new lots are consistent with the surrounding area and the Town’s comprehensive Plan. As previously mentioned, the proposed lots (35,008 S.F.) exceed the size of the lots (average 13,630 S.F.)

- 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 necessary to allow the owners to build a new home on the property.

Planning Office Recommendation:

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

- Approval of the requested variance is conditional upon approval of the minor subdivision.

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 Meeting

Minor Subdivision

4 Antaya Drive

Location:	4 Antaya Drive & Providence Pike
Assessor’s Plat:	5
Assessor’s Lots	89
Applicant:	Kristopher & Keri Lagor
Zoned:	Residential Suburban (RS)
Area:	70,016 S.F.
Number of lots:	2
Engineer:	InSite Engineering Services, LLC

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

The applicant is requesting preliminary approval to subdivide an existing 70,016 S.F. lot with an existing dwelling to create two undersized lots, one lot with an existing dwelling and one new lot for development in a Residential Suburban (RS-40).

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 2.** Promote “Smart Development” by directing medium to high density housing to areas in or immediately adjacent to established villages in accordance with the State Land Use Plan “Land Use 2025”.
 - **Housing Chapter Goal 1.** Achieve a diversity of housing opportunities that are affordable for the various population groups in North Smithfield for current and future populations.
 - **Housing Policy 2.b.** Promote increased housing density commensurate with that of existing village areas.
- 2) In compliance with the standards and provisions of the Town Zoning Ordinance.
 - The development received the necessary dimensional variance from Zoning Section 340 Attachment 3 - Residential and Non-residential District Regulations Table, to have less than the required lot area. (40,000 S.F. required and 35,008 S.F. proposed)
- 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.
- 6) The proposed subdivision possesses the required frontage on Antaya Drive and Providence Pike.

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 OWTS permit.
- 2) That a Soil and Sediment Control Plan shall be required prior to commencement of construction in conformance with NS Code of Ordinances Chapter 288 “Soil Erosion and Sediment Control”.

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

Unified Development Review

M&M Transport Service

Location:	44 Railroad Street
Assessor's Plat:	4
Assessor's Lots	187
Applicant:	M&M Transport Service LLC./Four Sons LLC.
Zoned:	Manufacturing (M)
Area:	14,560 S.F.
Number of lots:	NA
Engineer:	Coneco Engineers

The purpose of the public hearing is to consider Unified Development Review to allow the installation of a 10,000 gallon above ground fuel storage tank as a Special Use Permit with dimensional variances to have less than the required setback and greater than the allowed lot coverage as an accessory use to an existing trucking company on a 14,567 S.F. lot with an existing 3,492 S.F. building in a Manufacturing (M) Zone in the Water Supply Protection Overlay District.

Unified development review requires the Planning Board acting as the "authorized permitting authority" to 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:

- NS Zoning Code Article XV "Water Supply Protection Overlay District" classifies the proposed use as a SUP.
- Water Supply Protection Overlay section 340-4.46(3) limits the maximum lot coverage in the Manufacturing zone to 40%.
- Zoning Section 340 Attachment 2 District Use Table, Use Code G.4.A. Fueling facility (accessory use), classifies the use as a SUP in the M zone.
- Zoning Section 340-4.8 A states no accessory building or structure can be within 10' of any property line.
- Relief from 1995 zoning board decision to require including screening & to prohibit impervious area to the rear of the building.

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 requested dimensional relief is necessary due to the narrow width of the lot (40 feet) combined with the 40-foot side setbacks requires a variance to allow any improvements to the property.

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

Planning Office Comment:

As previously stated, the requested variances are necessary due to the size and configuration of the property, 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 trucking company and accessory fuel facility uses are authorized uses in the Manufacturing (M) zoning district and are in compliance with the Comprehensive Plan which designates the property as Heavy Manufacturing Industrial in the Future Land Use Map (FLUM).

- 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 proposed accessory fueling facility is necessary for the continued use of the property as a trucking company. If the use is not authorized, the trucking company use will no longer be viable.

Planning Office Recommendation:

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

- Approval of the requested variance is conditional upon approval of the Land Development Project.

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 applicant requires a Special Use Permit for the proposed use in accordance with the following section:

Zoning Section 340-4.41 B) Development plan review (DPR) under this section shall be required for the following:

- 1) Development of all new principal uses and accessory uses that are permitted by right, or by special use permit as identified in § 340-3.4, District Use Regulations Table.
- 2) Construction of all new structures that are permitted by right, or by special use permit as identified in § 340-3.4, District Use Regulations Table.

Zoning Section 340-4.45. D. Approval criteria. After notice and public hearing, and after due consideration of the reports and recommendations of other Town personnel, boards and agencies, the Planning Board may grant approval [of a Special Use Permit] if it finds the proposed use has met the following criteria, which includes but is not limited to:

- 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 water body or watercourse 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 best available control technology and industry best practices as outlined by either RIDEM, DOH, 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-140-25-1.
- 13) The ability to meet the standards contained 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 for the proposed installation of the 10,000 gallon above-ground fuel storage tank with the following stipulation:

- 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 10
Public Meeting
Land Development Project
M&M Transport Service

Location: 44 Railroad Street
Assessor's Plat: 4
Assessor's Lots: 187
Applicant: M&M Transport Service LLC./Four Sons LLC.
Zoned: Manufacturing (M)
Area: 14,560 S.F.
Number of lots: NA
Engineer: Coneco Engineers

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

The applicant is requesting preliminary approval to allow the installation of a 10,000 gallon above ground fuel storage tank as an accessory-use to an existing trucking company on a 14,567 S.F. lot with an existing 3,492 S.F. building in a Manufacturing (M) Zone 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 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.

Land Use Chapter Policy 4.a. Promote redevelopment and expansion within existing manufacturing areas.

- 2) In compliance with the standards and provisions of the Town Zoning Ordinance.
 - The development received the necessary dimensional variances from Zoning Section 340-4.46(3) maximum lot coverage to exceed 40% and Section 340-4.8 to have an accessory structure within 10' of a property line.
 - The development received the necessary SUP from Article XV "Water Supply Protection Overlay District" and Section 340 Attachment 2 Use Table, Use Code G.4.A. Fueling facility (accessory use) which requires a SUP in the M zone.
- 3) That there will be no significant negative environmental impacts from the proposed development.
 - RIDEM has determined the project does not require a RIDEM Freshwater Wetlands or Stormwater Construction permit.

- 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 fuel storage tank permit/approval.
- 2) That the applicant shall provide a stormwater management report and drainage maintenance plan prior to final approval.
- 3) 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 11

Public Meeting

Administrative Subdivisions - For informational purposes only

None

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.