



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

Meeting Date: Thursday, March 12, 2025
Time: 7:00 p.m.
Location: North Smithfield Town Hall
Town Council Chamber
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 December 11, 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 Meeting
Request for Extension
Rankin Estates

Applicant: Narragansett Improvements
Location: Douglas Pike
Assessor's Plat: 14
Lot: 17, 19, 29, 31, 32, 34, 88, 93, 106, 125, 128, 135, 144, 145, 147, 202 & 242
Zoning District: Rural Agricultural (RA-65)
Land Area: 270 acres
Number of lots: 126
Engineer: DiPrete Engineering, Inc.

The applicant is requesting a 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 45-23-40 (g)(1) for the construction of a one hundred twenty-six (126) lot single family residential subdivision units on 270 acres zoned Rural Agricultural (RA-65).

Preliminary approval is tentatively scheduled for April 9, 2026.

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Lucien Benoit	Yes	No
Roland Menard	Yes	No
Ryan Hammond (Alt.)	Yes	No

Item 8
Public Meeting
Request for Extension
Corriveau Subdivision

Applicant: Ms. Donna Corriveau
Location: 566 Providence Pike
Assessor's Plat: 8
Lot: 147
Zoning District: Rural Agricultural (RA-65)
Land Area: 32.49 acres
Number of lots: 2
Engineer: DiPrete Engineering, Inc.

The applicant is requesting a 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 45-23-40 (g)(1) to subdivide a 32.49 acre-lot into two lots, one 2.25 acre lot with an existing dwelling and one 30.24-acre lot for construction of a new home in a Rural Agricultural (RA-65) zoning district.

This subdivision has been delayed at RIDEM Wetlands.

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Lucien Benoit	Yes	No
Roland Menard	Yes	No
Ryan Hammond (Alt.)	Yes	No

Item 9

Public Meeting

Review of Capital Improvements Program (CIP) Budget Requests

North Smithfield Charter, Article XII Planning Board, Section 2 (3) “Capital budget” reads: “The [Planning] board shall review and comment to the Asset Management Commission in regard to the capital budget for the following year and a comprehensive six-year capital improvement program on an annual basis.”

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Lucien Benoit	Yes	No
Roland Menard	Yes	No
Ryan Hammond (Alt.)	Yes	No

Item 10

Administrative Subdivisions - For informational purposes only

Subdivision name: Administrative Subdivision – Mattity Road
Applicant: Andromeda Real Estate Partners LLC.
Location: 0 Mattity Road
Assessor’s Plat: 10
Assessor’s Lot(s): 52

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.