



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

Meeting Date: Thursday, April 9, 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 March 12, 2026, 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
Preliminary Approval
Rankin Estates

Applicant: Narragansett Improvement
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 preliminary approval of a Major Subdivision for a residential conservation development for the creation of 126 single-family residential house lots, on 270 acres zoned Rural Agricultural (RA-65).

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 Goal 1.** Ensure that density and design of residential development will respect the existing natural and man-made environment and the capacity of public facilities.
 - **Natural Resources Goal 2.** Maintain rural character in concert with concisely located development or redevelopment of existing areas.
 - **Natural Resources Policy 2.b.** Support integrated strategies to protect natural systems in rural areas while encouraging desirable growth adjacent to road systems of adequate carrying capacity.
- 2) In compliance with the standards and provisions of the Town Zoning Ordinance.
 - The development is consistent with the regulations as contained in NS Zoning Ordinance Article XVI for Conservation Developments in an RA-65 Zoning District.
- 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 there shall be no commercial earth removal activity from the site, and any proposed earthwork shall be restricted to only those areas which are necessary to permit grading (cutting & filling) for each specific approved phase of the development.
- 2) That the applicant shall receive all necessary Rhode Island Department of Environmental Management (RIDEM) permits including but not limited to a RIDEM Wetlands Permit and (RIPDES) Groundwater Discharge Permit prior to final approval.
- 3) That the applicant shall implement the recommendations contained in the Casali Engineering peer review report to include the following:
 - The applicant shall install erosion control blankets as noted at Pond Complex A – 1 detail sheet and the sloped areas at the rear of proposed lots 68 through 87.
 - That the applicant shall provide additional soil testing for the proposed lots at the end of Roadway C to be reviewed by the Town’s peer review engineer (Casali Engineering) prior to final approval for said phase of development.
- 4) That the applicant shall implement the recommendations contained in the PARE Engineering traffic analysis to include the following:
 - Overgrown vegetation must be cleared on each side of the proposed driveways to provide sufficient sight lines.
 - Additional signage shall be posted along Douglas Pike (Rt. 7) to alert drivers of wildlife crossings and the upcoming street access.
 - Add stop bars as Mattity Road approaches at the intersection with Douglas Pike (Rt. 7).
- 5) That the Fire Marshal shall approve all proposed street names prior to final approval.
- 6) That the number, location, and installation of proposed fire cisterns shall be approved by the Fire Marshal at each phase of development and said cisterns shall be installed, inspected and active prior to issuance of building permits for framing for each development phase.
- 7) That the proposed emergency access roadway at the westerly side of the development shall be constructed prior to issuance of Certificates of Occupancy (CO’s) for Phase I.
- 8) That the applicant shall provide a street lighting plan that shall be dark sky compliant to be approved by the Director of Public Works.
- 9) That the proposed open space shall include a conservation easement, shall be prohibited from development and shall remain as a natural (undisturbed) buffer between residential house lots within the development and residential house lots abutting the development, other than those areas designated for informal recreational fields, the associated parking lot, stormwater drainage and emergency access, and such shall designated as “Open Space Land not for Development” on the final plan, within the neighborhood association documents, and the in the recorded deeds for said open space parcels.

- 10) That the applicant shall provide a plan for the proposed recreation (area) fields to be designed and stamped by a Rhode Island Registered Landscape Architect prior to final approval.
- 11) That the recreational fields shall not be utilized for official, sanctioned, organized sports and/or sporting events and shall be utilized only for informal recreation activities exclusively for the residents of Rankin Estates.
- 12) That the homeowner’s association shall be responsible for maintenance and upkeep of all common open space, recreation areas, associated parking area, and the emergency access road, as well as maintenance repair and upkeep of the drainage systems and shall submit an annual drainage maintenance report to the Department of Public Works and Building Official’s Office to ensure compliance with the drainage maintenance plan.
- 13) That each phase of the development shall include a boundary markers plan to be approved by the Town and installed as a condition of each development phase.
- 14) All utilities, including but not limited to electricity, telephone and cable, shall be located underground.
- 15) For each construction phase, the applicant shall provide a bond estimate for construction of all necessary infrastructure prior to final approval and said bond shall be issued prior to initiating construction.
- 16) That Phase I shall consist of the main access road and all related infrastructure from the intersection of Douglas Pike (Rt. 7) westerly to and including house Lots 64 through 84, the circular roadway providing access to said lots, and the emergency access road from the development westerly to Leonard Drive.
- 17) That there shall be no vehicular access, other than restricted emergency access, to the development from any abutting roadways except for Douglas Pike (Rt.7).
- 18) The proposed paper street extensions between Lots 77 and 78 and Lots 26 and 27 shall be eliminated and incorporated into the open space parcel.
- 19) That the Planning Board reserves the option to seek peer review for engineering elements for each phase of the development to be paid by the applicant, as authorized in the Town’s Land development Review Regulations Section 9-10 “Project Review Fees.”

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

Administrative Subdivisions - For informational purposes only

Subdivision name: 400 Providence Pike
Applicant: Michael Mongeon
Location: 400 Providence Pike
Assessor's Plat: 8
Assessor's Lot(s): 60

Item 9

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, the Town website, North Smithfield Police station, North Smithfield High School, and RI Secretary of State website.