



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

**Meeting Date:** Thursday, December 9, 2021

**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](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.**

Documents related to the meeting will be posted on the Planning Department's page of the Town's website on Monday, December 6, 2021.

**Item 1  
Call to Order**

**Item 2  
Minutes**

Review and approval of the November 18, 2021.

**Item 3  
Disclosure**

Planning Board members shall disclose potential conflicts on matters before the Planning Board.

**Item 4  
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 5  
Declaration of voting members**

**Item 6**  
**Public Meeting**  
**Bond Reduction**  
**Edward Avenue Road Extension**

The developer is requesting a bond reduction for the Edward Avenue roadway extension. This request was last before the Planning Board in March 2021. At that time, the PB had several questions related to the request; these included:

- Installation of granite bounds
- Installation of streetlights
- Installation of one (1) fire hydrant
- Installation of the street sign
- Loam & seed
- Removal of construction material and equipment
- Confirmation of water and sewer testing

Subsequently, the DPW Director and Planning Staff performed a site visit and inspection to determine the status of the improvements for compliance with Town requirements. The following has been confirmed:

- Installation of granite bounds - Installed
- Installation of streetlights - Installed
- Installation of one (1) fire hydrant – Fire Department confirmation one (1) hydrant is adequate.
- Installation of the street sign – Street sign confirmed at Edward Avenue entrance.
- Loam & seed – Incomplete DPW Director recommends retaining funds.
- Removal of construction material and equipment – To be removed at completion of construction.
- Confirmation of water and sewer testing – Water & sewer testing confirmed with Water/Sewer department.

The DPW Director is recommending a bond reduction of \$200,200.00 while retaining the amount of \$35,000.00 for final paving and loam & seed.

**Planning Office Comment**

The Planning Office recommends approval of the requested bond reduction and retaining the amount of \$35,000.00 as requested by the DPW Director.

**Planning Board Vote**

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Michael Fournier	Yes	No
Richard Keene	Yes	No
David Punchak	Yes	No
Roland Menard (Alt.)	Yes	No
Catherine Kennedy (Alt.)	Yes	No

**Item 7**  
**Public Hearing**  
**Major Change to a Recorded Plan or Plat**  
**High Rocks Condominiums**

Applicant: High Rocks II LLC.  
Location: 1 Tupperware Dr.  
Assessor's Plat: 3  
Assessor's Lot: 2  
Zoning District: M – Manufacturing  
Land Area: 50+ acres  
Number of lots: 1  
Engineer: Marc Nyberg Associates, Inc.

The applicant is requesting a major change to a recorded plan or plat in accordance with the North Smithfield Land Development & Subdivision Regulations Section 9-7 (A), (D) and (E) 1 & 2. The applicant is requesting approval to increase the number of residential dwelling units from 120 units to 133 units and to reduce the number of LMI-units from twelve (12) residential units to three (3) residential units to be in compliance with Section 10-64 “Designation of units,” of the North Smithfield Code of Ordinances Chapter 10, Article III entitled, “Municipal Subsidy Program for Low and Moderate Income Housing.”

**Planning Office Comment**

Should the Planning Board approve this request the Planning Office recommends the following stipulations:

- 1) That the applicant shall record an Amended Final Plan in the Town's Land Evidence Records indicating the total number of approved residential dwelling units and specifically indicating the three (3) LMI dwelling units by unit number.
- 2) That the final plan shall include the specific book and page reference to the recorded amended final approval letter.

**Planning Board Vote**

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Michael Fournier	Yes	No
Richard Keene	Yes	No
David Punchak	Yes	No
Roland Menard (Alt.)	Yes	No
Catherine Kennedy (Alt.)	Yes	No

**Item 8**  
**Public Meeting**  
**Discussion of Proposed Planning Board Procedural Changes**

The Planning Director is proposing procedural changes regarding meeting notices, minutes, and decision letters for consideration by the Planning Board. Please refer to Planning Office memorandum entitled “Recommended procedural changes” and dated December 1, 2021.

**Planning Office Comment**

The Planning Office would like to standardize the approval process and the format of Planning Board documents including notices, minutes, and written decisions. The proposed changes would provide a clear and concise explanation of proposed projects and would provide one document for the Planning Board that would reflect the Planning Board Agenda and the Planning Office’s recommendations along with any recommended stipulations.

The order of the meeting would not change, and the Chairman would continue to announce the petitions for consideration. However, the Chairman could also read a brief description of the project for benefit of the Board members and those in attendance. The applicant would then make a presentation and answer questions from the Board followed by questions from the public. The Planning staff could then read the Planning Office recommendation into the record for consideration by the Board. Further discussion or a formal motion and vote to approve/deny the proposed project would follow.

**Planning Board Discussion**

No formal action is necessary on this agenda item.

**Item 9**  
**Public Meeting**  
**Administrative Subdivision/Approval for Informational Purposes**

Subdivision name: Johnson Realty, LLC. – Administrative Subdivision  
Applicant: Rachel Johnson  
Location: 1130, 1138 & 1140 Eddie Dowling Highway  
Assessor's Plat: 17  
Assessor's Lot(s): 108, 109 & 110

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.

Agenda posted December 2, 2021.