



AGENDA

Town of North Smithfield Planning Board

Meeting Date: Thursday, February 10, 2022

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 from your computer, tablet, or smartphone by clicking on this link:

<https://us06web.zoom.us/j/87595449050?pwd=aEJFMXlzejZQaUITWjN5L3hKYy9kZz09>

Meeting ID: 875 9544 9050

Passcode: 981259

Dial by phone: +1 929 205 6099 US (New York)

Documents related to the meeting will be posted on the Planning Department's page of the Town's website on Monday, February 7, 2022.

1. Call to Order

2. Roll Call

3. Minutes

Review and approval of the January 13, 2022 minutes.

4. Disclosure

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

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.

6. Declaration of voting members

7. Public Meeting
Request for Extension
Rankin Estates

Applicant: Narragansett Improvements
Location: Douglass 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 second 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).

8. 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: Manufacturing (M)
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."

9. Public Informational Meeting
Major Land development Project/Subdivision
Anchor Nissan

Applicant: Benoit Residential Realty, LLC. & Benoit Realty, LLC.
Location: 949 & 969 Eddie Dowling Highway
Assessor's Plat: 17
Assessor's Lots: 80, 84, 199 & 231
Zoned: Business Highway (BH)
Area: 8.59 Acres

Number of lots: 2
Engineer: Joe Casali Engineering, Inc.

The applicant is proposing to raze an existing 19,886 s.f. commercial building and merge four (4) existing assessor's lots to create two (2) new assessor's lots. One of the new lots will have an existing 25,567 s.f. automobile dealership with associated parking and the second lot will be for the construction of a new 29,450 s.f. automobile dealership and an 11,700 s.f. accessory building for automobile reconditioning and associated parking. Subject property is located in the Water Supply Protection Overlay District and is zoned Business Highway (BH).

10. Public Meeting

Administrative Subdivision/Approval for Informational Purposes

None

11. Election of Officers

In accordance with the Town of North Smithfield Charter, Article XII Section 1, "Planning Board – Organization," The board shall organize annually by electing a chairman, vice-chairman, and secretary.

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 February 4, 2022.