



MEETING AGENDA

Town of North Smithfield Planning Board

Meeting Date: Thursday, June 9, 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 (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 the May 12, May 19 & May 26, 2022, 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 Informational Meeting
Major Land Development Project
Material Sampling Technologies (MST)

Location: 0 Central Street (Pole #43)
Assessor's Plat: 1
Assessor's Lots: 461
Applicant: Tech Realty, LLC.
Zoned: Mixed Use (MU-2)
Area: 9.7 Acres
Number of lots: 1
Engineer: Joe Casali Engineering, Inc

The applicant is requesting Master Plan approval to construct a 23,600 S.F. light industrial building with associated parking and loading on a 9.7-acre lot on an existing street in a Mixed Use (MU-2) zoning 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. **Policy 4.a.** Promote redevelopment and expansion within existing manufacturing areas.

Economic Development Chapter Policy 3.a. Encourage private investment in the Town's existing commercial areas.

Services and Facilities Chapter Goal 2. Expand sewer and water services as necessary to protect natural resources and support economic development activities.

- 2) Not in compliance with the standards and provisions of the Town Zoning Ordinance. The proposed development requires the following zoning relief to be issued by the ZBR:
 - Zoning Section 12.11(2) Exceeds maximum side and rear setback of 70' (proposed side-yard setbacks 211.36' & 460.29').
 - Zoning Section 12.11(14) c. Less than required setback to loading dock 75' required 33.5' 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.

Planning Office Recommendation

The Planning Office recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall receive the required dimensional variances from the Zoning Board of Review (ZBR) for exceeding the maximum side and rear yard setbacks and having less than the required setback for the loading dock.
- 2) That the proposed use shall be accessory and subordinate to the existing use at 800 Central Street, shall be restricted to Light Industrial type uses including but not limited to sorting and processing and any heavy industrial type uses including but not limited to industrial processing and/or refining in a heavy industrial manner shall be prohibited.
- 3) That all necessary State of Rhode Island permits including but not limited to RIDEM Wetlands permit, RIDEM Underground Injection Control (UIC) permit, RIDEM Pollutant Discharge Elimination System (RIPDES) Permit, and RIDOT PAP shall be issued prior to preliminary approval.
- 4) That applicant shall combine the proposed two (2) driveway access points on Central Street into one (1) access drive.
- 5) That the applicant shall provide hydraulic water modeling to be reviewed and approved by the Town to ensure proper water pressure and volume is available with the proposed waterline extension.
- 6) That should the applicant be successful in extending public water to the project site, the project shall include a sufficient number of fire hydrants (number and location) subject to the review and approval of the North Smithfield Fire Department prior to preliminary approval.
- 7) That the building exterior visible from the street shall consist of architectural block as required in Zoning Section 12.11 “Design Standards”

- 8) That the preliminary plan shall include amenities required in the MU zone, including but not limited to an internal sidewalk between the proposed new building on lot 461 and the existing building on abutting lot 17 and a gazebo or outdoor sitting/gathering area for employees.
- 9) That the applicant shall provide a landscape plan stamped by a Registered Landscape Architect (RLA) which shall include but not be limited to, street trees at a distance of one (1) tree for every fifteen (15') of frontage, preservation of all mature trees along within the front yard setback along Central Street be supplemented with landscaped berms, evergreen and/or spruce trees to provide screening to the residences located directly across Central Street. Said landscape plan shall also include the proposed walkway and seating area/gazebo contained in stipulation #4.
- 10) That the applicant shall replace and/or repair any broken and/or deteriorated sidewalks located along the Central Street frontage.
- 11) That a Soil and Sediment control plan shall be required at preliminary approval in conformance with North Smithfield Zoning Ordinance Section 18 "Soil Erosion and Sediment Control."
- 12) That the applicant shall provide an excavation/construction plan, which may be combined with the Soil and Sediment control plan, designed to mitigate the impact of construction on the abutting properties which shall include but not be limited to, construction access, best practices for dust control and vibration and hours of operation prior to preliminary approval.

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

Item 8
Public Informational Meeting
Major Land Development Project
Slater Court

Location: 0 Main Street (Pole #29)
Assessor's Plat: 4
Assessor's Lots: 270
Applicant: BB&G, LLC.
Zoned: Urban Residential (RU)
Area: 9.7 Acres
Number of lots: 1
Engineer: Insite Engineering Services, LLC

The applicant is requesting Master Plan approval to subdivide a 9.73-acre lot into two lots, one (1), 2.35-acre lot for future development and one (1), 7.37-acre lot for construction of a 12-unit multi-family condominium development (6 duplex dwellings) in a Residential RU Zone in the Water Supply Protection Overlay District abutting the Slaterville Reservoir.

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 1. Ensure that the density and location of development is sympathetic to the capacity of public facilities and services.

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 Land Use Plan 2025.

Housing Chapter Goal 1. Achieve a diversity of housing opportunities that are affordable for the various population groups of North Smithfield for both current and future populations.

Housing Chapter Goal 2. Housing locations and types will be closely related to the presence of existing services and facilities and will be easily accessible to the range of targeted population groups in town.

Housing Chapter Goal 3. Meet and maintain the 10% threshold of affordable units mandated by the Low and Moderate – Income Housing Act.

- 2) Not in compliance with the standards and provisions of the Town Zoning Ordinance. The proposed development requires the following zoning relief to be issued by the ZBR:

- Section 5.6 Special Use Permit – Multi-family Dwellings
 - Section 5.6.3.7(1) Setbacks between buildings 25’ req, 15’ prop.
 - Section 5.6.3.7(1) (a) Minimum units per building 3 units req, 2 units’ prop.
 - Section 5.6.3.7(4) Parking setback from lot line 25’ req, 20’ and 18.9’ prop.
 - Section 5.6.3.7(5) Less than minimum roadway width, 24’ proposed, 25’ req.
 - Section 5.6.3.7(7) Minimum distance between road openings 500’ req, 180’prop.
 - Section 6.19.8 Special Use Permit - Water Supply Overlay 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 Master Plan approval with the following stipulations:

- 1) That proposed Units #1 & #2 shall be eliminated as they require a separate access/drive requiring relief from Zoning Section 5.6.3.7(7) “Minimum distance between road openings,” and would result in passenger vehicles backing out onto Main Street. Further, elimination of Units #1 & #2 will provide for more spacing between the remaining buildings eliminating the need for relief from Zoning Section 5.6.3.7(1) “Setbacks between buildings.”
- 2) That the applicant shall receive the required Special Use Permits (SUP for Multi-family & development within the Water Supply Overlay District) and the necessary variances from the Zoning Board of Review (ZBR) authorizing construction of a 10-unit residential development consisting of five (5) duplexes on one lot.
- 3) That proposed new Parcel A shall be restricted for single family development only, unless authorized by the Planning Board and/or the Zoning Board of Review through the Development Plan Review process.
- 4) That the proposed development shall provide a not less than 20% LMI housing units in accordance with North Smithfield Code of Ordinance’s Section 10-64 “Designation of units.”

- 5) That all necessary State of Rhode Island permits including but not limited to RIDEM Wetlands permit, RIDEM Underground Injection Control (UIC) permit, RIDEM Pollutant Discharge Elimination System (RIPDES) Permit, and RIDOT PAP shall be issued prior to preliminary approval.
- 6) That the proposed development shall provide an access easement from the abutting Town owned lot (AP:4, AL:219) in a southerly direction across lot 270 to provide public access to the Slaterville Reservoir and a link to the future Branch River Greenway Walking Trail to allow for public passive and active recreation, including but not limited to canoeing and fishing subject to RIDEM approval.
- 7) That the applicant shall provide a formal landscape plan stamped and signed by a RI Registered Landscape Architect prior to preliminary approval which shall consist of a planting plan for the development and a design for the proposed public access easement referenced in preceding stipulation #6.
- 8) That a Soil and Sediment control plan shall be required at preliminary approval in conformance with North Smithfield Zoning Ordinance Section 18 “Soil Erosion and Sediment Control.”
- 9) That the applicant shall provide an excavation/construction plan, which may be combined with the Soil and Sediment control plan, designed to mitigate the impact of construction on the abutting properties which shall include but not be limited to, construction access, best practices for dust control and vibration and hours of operation prior to preliminary approval.
- 10) That the proposed development shall not receive any Town of North Smithfield trash hauling services, snow plowing, roadway maintenance, drainage maintenance or other similar services and said stipulation shall be included on all sites plans, within the deeds to the property and within the condominium declaration documents which shall be approved by the Planning Board solicitor prior to final approval.
- 11) That a conservation easement shall be issued to the Town of North Smithfield or an alternate environmental protection group for the undeveloped land contained within the designated RIDEM perimeter wetland.

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

Item 9

Administrative Subdivisions - For informational purposes only

NONE

No action necessary

Item 10

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.