



MEETING AGENDA

Town of North Smithfield Planning Board

Meeting Date: Thursday, July 14, 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

No meeting minutes to approve.

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 ex parte 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
Storage Rentals of America

Applicant: Storage Rentals of America
Location: 395 Eddie Dowling Highway
Assessor's Plat: 13
Lot: 103 and 104
Zoning District: Business Highway - BH
Land Area: 270 acres
Number of lots: 1
Engineer: Kimley Horn and Associates, Inc.

The applicant is requesting Master Plan approval to construct a self-storage building on lot 103 to expand the existing self-storage facility on lot 104 in a Business Highway (BH) 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.
The proposed development is consistent with the Land Use Element Table III.4. Goal 4 and Goal 5 which states:

4. Grow the non-residential tax base in a manner that encourages local employment opportunities.

5. Encourage growth of an appropriate scale commensurate with road carrying capacity.
- 2) In compliance with the standards and provisions of the North Smithfield Zoning Ordinance.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the proposed development/subdivision 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/subdivision 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 Special Use Permits (SUP) for self-storage facility in BH zoning district. (ZO section 5.4.8.8).
2. That all necessary State of Rhode Island permits including but not limited to RIDEM Wetlands permit, RIDEM Underground Injection Control (UIC) permit and RIDOT PAP shall be issued prior to preliminary approval.
3. That lots 103 and 104 shall be formally merged by way of an administrative subdivision prior to final approval.
4. That prior to preliminary approval, the applicant shall provide a landscape plan stamped by a Registered Landscape Architect (RLA).
5. That proposed retention pond and relocated modular units on lot 103 shall be removed from the wetlands buffer unless approved by RIDEM.

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

Review and Approval/Denial of Master Plan Decision and Zoning Board Recommendation 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

This item is on the agenda for the Planning Board to review and approve or disapprove the decision and Zoning Board recommendation written by the Assistant Planner in the absence of the Town Planner.

Planning Board Vote for approval of Decision

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

Planning Board Vote for approval of Zoning Board Recommendation

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
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.