



## MEETING AGENDA

### Town of North Smithfield Planning Board

**Meeting Date:** Thursday, August 25, 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](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 June 9 and July 14, 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 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**

**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.

This master plan was approved at the July meeting. There was an oversight and the Board did not make a positive or negative recommendation to the Zoning Board of Review. This item is to put the recommendation on the record.

**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
Lucien Benoit (alt)	Yes	No

**Item 8**

For discussion, consideration and action – Green Development, request for bond release, Mr. Kevin Morin, Green Development.

Prior to starting the Green Development solar project on Iron Mine Hill Road, a baseline road inventory was completed on Iron Mine Hill Road due to concerns about potential damage during construction. The baseline survey was performed by BETA Engineering in 2020 due to concerns about potential damage to Iron Mine Hill Road during co, baseline survey 2020, and this was provided to the Town. Green Development requested BETA perform a reinspection of Iron Mine Hill Road along the construction traffic route now that construction and major site work on the Iron Mine Hill project is substantially complete. Based on BETA’s Roadway and Evaluation and Conclusions, specifically:

*It was found that the RSR had a slight drop from 80 to 78. This slight decrease in RSR is due to the introduction of low severity alligator cracking and the formation of minor depth potholing. This is likely due to general roadway deterioration over the course of 2 years. On average, a road will deteriorate 1-3 RSR points annually. Overall it was determined that the roadway is still in good condition and there is no significant evidence of any deterioration caused by trucking related to this project.*

Green Development is requesting the approval of the release of the bond.

DPW director Ray Pendergast is in support of the bond release.

**Item 9.**  
**Public Hearing**  
**Major Land Development**  
**Anchor Nissan**

Location: 949 & 969 Eddie Dowling Highway  
Assessor's Plat: 17  
Assessor's Lots: 80, 84, 199 & 231  
Applicant: Benoit Residential Realty, LLC. & Benoit Realty, LLC.  
Zoned: Business Highway  
Area: 8.59 Acres  
Number of lots: 2  
Engineer: Joe Casali Engineering, Inc.

The purpose of the public hearing is to consider a Land Development Project for Preliminary Plan Approval.

The applicant, Anchor Nissan, is proposing to raze an existing 19,886 s.f. commercial building and build a new 28,570 s.f. Nissan Dealership and a 17,550 s.f. reconditioning building to house the operations and staff displaced by the removal of the existing building. The new dealership is proposed to be located within the area north of the current Anchor Subaru Dealership. The subject property is zoned Business Highway (BH).

**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 Economic Development Element Table IV.8 Policy 3.a. which states:

*3.a. "Encourage private investment in the Town's existing commercial areas."*

The Development is consistent with the Land Use Element Table III.4 Policy 3.a. and 5.b. which state:

*3.a. "Encourage redevelopment projects to promote land use recycling and efficiency."*

*5.b. "Continue growth in nodes confined along the Rt 146 corridor to preserve the rural character of Town."*

- 2) The proposed development is in compliance with the standards and provisions of the Town Zoning Ordinance.
- 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) Should the applicant pursue a water line extension along Sayles Hill Road to service the development, then applicant shall provide an executed agreement with the Lincoln Water Commission authorizing said extension prior to preliminary approval.
- 2) That the applicant shall record an administrative subdivision creating two (2) new conforming lots, one lot containing the existing Anchor Subaru Dealership and a second lot containing the proposed new Anchor Nissan Dealership and accessory building.
- 3) That the westerly lot line of lot 167 shall be shifted in either a westerly direction along the northerly property line or easterly along the southerly property line to be generally parallel to the existing parking layout and to eliminate splitting the existing parking spaces/rows as represented on the Master Plan - site plan.
- 4) Should the applicant be successful in extending public water to the project site, the project shall include a sufficient number of fire hydrants to be located internally, within the development, subject to the review and approval of the North Smithfield Fire Department prior to preliminary approval and subject to approval of the Lincoln Water Commission.
- 5) That the proposed water line extension shall include provisions allowing for potential future waterline extensions northerly and southerly along Eddie Dowling Highway/Route 146 subject to the approval of the Lincoln Water Commission.
- 6) That, if necessary, a revised storm-water maintenance plan shall be provided prior to final approval which shall include a regular maintenance schedule with annual maintenance

reports to be provided to the Public Works Department and the Building Official's Office.

- 7) That all necessary State of Rhode Island permits/permit upgrades and or revisions including but not limited to RIDEM Wetlands permit and RIDEM Underground Injection Control (UIC) permit RIDEM OWTS septic permit, and/or RIDOT PAP shall be issued prior to preliminary approval.

**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
Lucien Benoit (alt)	Yes	No

**Item 10**  
**Adjournment**