



MEETING AGENDA

Town of North Smithfield Planning Board

Meeting Date: Thursday, October 13, 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 August 25, 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 Subdivision
Gendreau Investments

Location: 54 Hillview Avenue & Norwood Road
Assessor's Plat: 6
Assessor's Lots 73 & 91
Applicant: Gendreau Investments LLC.
Zoned: Residential – Urban (RU)
Area: 36,960 S.F.
Number of lots: 2
Engineer: Marsh & Long Surveying, Inc.

The applicant is requesting Master Plan approval to subdivide two (2) lots, one (1) existing vacant lot and one (1) undersized nonconforming lot with an existing dwelling having less than the required rear yard setback. The intent of the subdivision is to add approximately 2,952 S.F. to the undersized nonconforming lot to provide an 18' rear yard setback thereby reducing the conforming lot from 22,906 S.F. to 20,008 S.F. in an RU 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 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 villages. **Policy 2.a.** Establish residential densities and smaller lot frontages within or adjacent to village centers in a commensurate manner, where public water and sewer systems are available.

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 Policy 2.b. Promote increased housing density commensurate with that of existing village areas.

- 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 5.5.1 – Less than the required rear yard setback for lot 73. Required setback is 40’ - proposed setback is 18’.
 - Zoning Section 5.5.1 - Less than required lot frontage. Required frontage on an improved Town Roadway is 100’ - proposed frontage 80’.
- 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 less than the required rear yard setback and less than the required frontage on an improved town roadway.
- 2) That the applicant shall shift the proposed new rear lot line approximately eight (8) feet to the south to eliminate the need for a proposed easement to accommodate the existing patio area and retaining wall.
- 3) That the applicant shall abandon the current sewer line connection extending from Norwood Road in a northerly direction across lot 91 and shall reconnect dwelling at 54 Hillview Avenue (lot 73) to the sewer line located in Hillview Avenue subject to approval of the Town of North Smithfield Sewer Division.
- 4) That any proposed new dwelling to be constructed on lot 91 shall be connected to the existing sewer line in Norwood Road subject to approval of the Town of North Smithfield Sewer Division.
- 5) That the preliminary plan set shall include the proposed dwelling and proposed driveway locations for lot 91 and indicate proposed sewer connections for lots 73 and 91.

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
Lucien Benoit (Alt.)	Yes	No

Item 8

Administrative Subdivisions - For informational purposes only

Subdivision name: Jasmin Plat
Applicant: Patrick Jasmin
Location: 50 East Old Greenville Road
Assessor's Plat: 12
Assessor's Lot(s): 149

Item 9

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.