



**MEETING AGENDA
Town of North Smithfield
Planning Board**

Meeting Date: Thursday, January 26, 2023

Time: 7:00 p.m.

Location: North Smithfield Town Hall
Town Council Chamber
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 December 8, 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 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 third 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).

RIGL 45-23-40 (g)(1) reads as follows:

The approved master plan is vested for a period of two (2) years, with the right to extend for two (2), one-year extensions upon written request by the applicant, who must appear before the planning board for the annual review. **Thereafter, vesting may be extended for a longer period, for good cause shown, if requested by the applicant, in writing, and approved by the planning board.**

It should also be noted that this project is the subject of a settlement agreement between the Town of North Smithfield and the developer. Paragraph d., under the Terms and Conditions of the agreement entitles the applicant to apply for extension as authorized under RIGL 45-23-40 (g)(1), "for good cause shown."

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Michael Fournier	Yes	No
Richard Keene	Yes	No
Roland Menard	Yes	No
Lucien Benoit (Alt.)	Yes	No
Cynthia Roberts (Alt.)	Yes	No

Item 8
Public Hearing
Land Development and Subdivision Review Regulations (Amendment)

The purpose of the hearing is to consider a general amendment to the North Smithfield Land Development and Subdivision Regulations.

Nature of the Proposed Amendment: Amend the following sections of the Land Development & Subdivision Regulations:

- Article 5.8 (K) Fire Hydrants/Fire Protection Cisterns

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Michael Fournier	Yes	No
Richard Keene	Yes	No
Roland Menard	Yes	No
Lucien Benoit (Alt.)	Yes	No
Cynthia Roberts (Alt.)	Yes	No

Item 9

Public Meeting

Election of Officers

In accordance with North Smithfield Town Charter, Article XII, Section 1. Planning Department – organization:

The [planning] board shall organize annually by electing a chairman, vice-chairman, and a secretary.

Nominations:

Chair

Vice-chair

Secretary

Item 10

Public Meeting

Annual Meeting Dates

In accordance with RIGL 42-46-6, Planning Board meeting annual meeting dates.

All public bodies shall give written notice of their regularly scheduled meetings at the beginning of each calendar year. The notice shall include the dates, times, and places of the meetings and shall be provided to members of the public upon request and to the secretary of state at the beginning of each calendar year in accordance with subsection (f)

Planning Board Vote

Gary Palardy, Chairman	Yes	No
Jeffrey Porter, Vice-Chair	Yes	No
Michael Fournier	Yes	No
Richard Keene	Yes	No
Roland Menard	Yes	No
Lucien Benoit (Alt.)	Yes	No
Cynthia Roberts (Alt.)	Yes	No

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.