



MEETING AGENDA

Town of North Smithfield Planning Board

Meeting Date: Thursday, February 23, 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 January 26, 2023, 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
Public Hearing
Gendreau Investments LLC

Applicant: Phillip Gendreau
Location: Hillview Avenue and Norwood Avenue
Assessor's Plat: 6
Lot: 73 and 91
Zoning District: Residential – Urban (RU)
Land Area: Lot 73 - 14,000 sq ft
Lot 91 - 22, 960 sq ft
Number of lots: 2
Engineer: Marsh and Long Surveying, Inc.

The applicant is requesting Preliminary 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 in an RU zoning District.

The Planning Board approved Master Plan in October 2022 and the Zoning Board of Review approved the dimensional variance (Petition # ZBR-23-02) in January 2023.

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) In compliance with the standards and provisions of the Town Zoning Ordinance. Having received ZBR approval (Petition # ZBR-23-02) in January 2023.
- 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. See ZBR approval for less than the required frontage (Petition # ZBR-23-02).

Planning Office Recommendation

The Planning Office recommendation is to grant preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

- 1) 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.
- 2) That recording of the final plan shall be subject to receipt of a successful water quality test from RIDOH or a qualified testing firm.

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 Meeting

Recommendation to Zoning Board

Residential accessory solar

Kevin and Laina Crowthers

Applicant:	Kevin and Laina Crowthers
Location:	600 Greenville Road
Assessor's Plat:	15
Lot:	226
Zoning District:	Rural Agricultural (RA65)
Land Area:	3.0022 acres
Number of lots:	1
Engineer:	Nu-Watt Energy

Recommendation to Zoning Board of Review.

Sec. 9.2. Special use permits Reads as follows:

“The Board, immediately upon receipt of an application for special-use permit, shall request that the **Planning Board and staff report its findings and recommendations, including the statement on the general consistency of the application with the goals and purposes of the comprehensive plan for the Town.**”

Section 5.7.4 Requirements for Accessory Use Solar Photovoltaic Systems – All ground-mounted accessory use solar photovoltaic systems within REA, RA, RS, and RU zone districts, shall meet or exceed the requirements a thru i, in addition to typical special use permit requirements.

Planning Office Findings

The Planning Office finds the proposal to be generally consistent with Zoning Section 5.7.4 “Requirements for Accessory Use Solar Photovoltaic Systems.” The Planning Office further finds the proposal to be generally consistent with the Comprehensive Community Plan including the following:

Energy, Natural Hazards, and Climate Change Goal 2. Promote sustainability and energy conservation.

Energy, Natural Hazards, and Climate Change Policy 1.b. Promote environmental sustainability through the reduction of greenhouse gasses.

Energy, Natural Hazards, and Climate Change Action 1.b.1. Consider allowing all accessory solar installations as a matter of right vs. Special Use Permit.

Planning Office Recommendation

The Planning Office recommendation is forward a positive recommendation to the Zoning Board of Review in favor of the application with the following stipulation:

- 1) That the applicant shall indicate the approximate setbacks of the proposed solar installation from the front, rear, and side property lines.

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

Review of Capital Improvements Program (CIP) Budget Requests

North Smithfield Charter, Article XII Planning Board, Section 2 (3) “Capital budget” reads: “The [Planning] board shall review and comment to the Asset Management Commission in regard to the capital budget for the following year and a comprehensive six-year capital improvement program on an annual basis.”

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.