



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

**Meeting Date:** Thursday, March 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](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 February 23, 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 Meeting**  
**Minor Subdivision**  
**111 Sayles Hill Road**

Applicant: James Carey  
Location: 111 Sayles Hill Road  
Assessor's Plat: 17  
Lot: 127  
Zoning District: Residential – Suburban (RS-40)  
Land Area: 4.9 acres  
Number of lots: 1  
Engineer: InSite Engineering Services LLC.

The applicant is requesting Preliminary Plan approval to subdivide a 4.94-acre parcel with an existing home two create two (2) lots, one (1) 40,000 S.F. conforming lot with an existing dwelling and outbuilding (barn) and one (1) conforming four (4) acre parcel for construction of a new dwelling in a Residential Suburban (RS) 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.
- 2) 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 preliminary approval with final approval to be through the Administrative Officer with the following stipulation:

- 1) That the existing driveway servicing 111 Sayles Hill Road shall be relocated to provide direct access to Sayles Hill Road as indicated on the preliminary plan dated, March 9, 2023.

**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**

**Minor Subdivision**

**Zuba Iron Mine Plat**

Applicant:	Stan Zuba – Zuba Family Trust
Location:	0 Greenville Road
Assessor’s Plat:	15
Lot:	74
Zoning District:	Rural Agricultural (RA-65)
Land Area:	42.72 acres
Number of lots:	1
Engineer:	InSite Engineering Services LLC.

The applicant is requesting Preliminary Plan approval to subdivide a vacant 45.14-acre parcel two create two (2) lots, one (1) 23-acre lot for construction of a new dwelling and one (1) 22-acre lot for construction of a new dwelling in a Rural Agricultural (RA) 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.
- 2) 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 preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

- 1) That a RIDEM wetlands permit shall be issued prior to final approval.
- 2) That the graphic scale indicated on the plan set shall be changed from (1 inch = 80 ft.) to (1 inch = 100 ft.)
- 3) That Development shall maintain the required 25' buffer/setback from an existing cemetery. See RIGL 23-18-11 (b). Regulation of excavation around cemeteries.

## **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**

### **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.