



## **MEETING AGENDA**

### **Town of North Smithfield Planning Board**

**Meeting Date:** Thursday, October 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](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 September 28, 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 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 Hearing**  
**Major Land Development - Preliminary Plan**  
**Storage Rentals America**

Applicant: Storage Rentals America  
Location: 395 Eddie Dowling Highway  
Assessor's Plat: 13  
Lot(s): 103 & 104  
Zoning District: Business Highway (BH)  
Land Area: 3.47 Acres  
Number of lots: 2  
Engineer: Kimley-Horn and Associates, Inc.

The applicant is requesting preliminary approval to construct a 3-story, 61,200 S.F. self-storage building, as an expansion to the existing self-storage facility in a Business Highway (BH) zoning district. Said property is located within the Water Supply Protection Overlay District. The proposed development received Special Use Permits in accordance with Zoning Section 5.4.8.8 to have a self-storage facility in Business Highway zone & Section 6.19 to have a self-storage facility in the Water Protection Overlay District (WSPO).

**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 Element Table III.4. Goal 4.** *Grow the nonresidential tax base in a manner that encourages local employment opportunities.*

**Land Use Element Table III.4. Goal 5.** *Encourage growth of an appropriate scale commensurate with road carrying capacity.*

**Economic Development Table IV.8. Policy 3.a.** *Encourage private investment in the Town's existing commercial areas.*

**Economic Development Table IV.8. Policy 3.c.** *Encourage development and redevelopment of older retail and commercial areas along Route 146 & 146A.*

- 2) In compliance with the standards and provisions of the Town Zoning Ordinance, having received a Special Use Permit (SUP) in accordance with Section 5.4.8.8, "District Use Regulations" and Section 6.19, "Water Supply Protection Overlay District," to have a self-storage facility in a BH zone and in the WSPO.
- 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) Lots 103 and 104 shall be merged by Administrative Subdivision prior to final approval.
- 2) The applicant shall provide NSFD approval prior to final approval.
- 3) That the applicant shall provide an excavation/construction plan, which may be combined with the Soil and Sediment Control Plan, designed to mitigate the impact of construction on the abutting property which shall include but not be limited to, construction access, best practices for dust control and vibration and hours of operation at preliminary approval.

**Planning Board Vote**

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

**Item 8**

**Public Hearing**

**Major Land Development – Preliminary Approval**

**Islander Solar**

|                  |                          |
|------------------|--------------------------|
| Location:        | 850 & 854 Iron Mine Road |
| Assessor’s Plat: | 16                       |
| Assessor’s Lots  | 18 & 19                  |
| Applicant:       | Islander Solar, LLC.     |
| Zoned:           | Rural Agricultural (RA)  |
| Area:            | 22 Acres+                |
| Number of lots:  | 2                        |
| Engineer:        | ESS Group, Inc.          |

The applicant is requesting final approval to establish a 2.8 MW ground mounted photovoltaic solar facility and associated equipment in a (RA) Rural Agricultural zoning district. The proposed development is located on a 22-acre landlocked parcel with proposed access via driveway easement through an abutting residential property located at 850 Iron Mine Hill Road, zoned Rural Agricultural (RA).

## **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.

**Energy, Natural Hazards & Climate Change Chapter Policy 1.b.** Promote environmental sustainability through reduction of greenhouse gases.

- 2) In compliance with the standards and provisions of the Town Zoning Ordinance, having received a Special Use Permit & dimensional variances from the Zoning Board of Review (ZBR -23-04).
- 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 final approval with the following stipulations:

- 1) The applicant shall provide a photo simulation view plan, providing before and after simulations of the view of the buffer from the adjoining property to the East prior to final approval.
- 2) That the applicant shall maintain a current general liability insurance policy in the amount of \$2 million per incident/occurrence and shall name the Town of North Smithfield as an additionally insured in accordance with Zoning Section 5.7.5(q) “Liability Insurance.”
- 3) That the owner shall be required to work with local officials (Police, Fire & Building Official) to develop an emergency response plan which shall include but not be limited to, emergency access, clearly defined means of shutting down the facility, and contact information for local authorities responsible for responding to inquiries and emergencies prior to the issuance of a building permit.
- 4) That there shall be no blasting associated with the project without a Planning Board public hearing.
- 5) That there shall be no use of herbicides to control vegetation on the site.

## **Planning Board Vote**

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

**Item 9**  
**Public Meeting**  
**Pre-Application/Concept Review**  
**Mini Mart/Quick Serve**

Location: 3 Greenville Road  
Assessor's Plat: 9  
Assessor's Lot(s): 435  
Applicant: Robert Fadel  
Zoned: Business Neighborhood (BN)  
Area: 41,499 s.f.  
Number of lots: 1  
Engineer: Phillip Henry, P.E.

The applicant is requesting a concept review of a 3,550 S.F convenience store & gasoline station with a drive-thru window. The proposed development requires a special use permit (SUP) for a gasoline station, in the BH zone, a use variance for the proposed drive-thru window (prohibited use), and dimensional variances for less than the required landscaping, and less than the required setback between a driveway and building in a Business Highway (BH) zone.

**Item 10**  
**Administrative Subdivisions**

None

**Item 11**  
**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.