



MEETING AGENDA

Town of North Smithfield Planning Board

Meeting Date: Thursday, November 30, 2023

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 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.

Documents related to the meeting will be posted on the Planning Department's page of the Town's website on Friday, November 17, 2023.

Item 1
Call to Order

Item 2
Roll Call

Item 3
Minutes
Review and approval of the October 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 Meeting
Request for Extension
Broadcast Hill Estates

Applicant: Paul Vanasse – Andromeda Real Estate Partners, LLC.
Location: 0 Mattity Road
Assessor’s Plat: 10
Lot: 52
Zoning District: Rural Agricultural (RA-65)
Land Area: 20.58 acres
Number of lots: 3
Engineer: InSite Engineers, LLC.

The applicant is requesting a 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 creation of a three (3) lot subdivision to construct two (2) residential dwellings on 65,000 S.F. lots, and to construct a 5-acre ground mounted solar project on 17.59 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.

Planning Board Vote

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

Item 8
Public Meeting
Recommendation to the Town Council
Amendment to the Town’s Zoning Ordinance

This item was continued from the September 28, 2023, Planning Board meeting.

Section 6.19 “Water Supply Protection Overlay District.”

Applicant: North Smithfield Water Supply Review Committee (“WSRC”)
Zoning Amendment: Zoning Ordinance amendment and corresponding map amendment to Section 6.19 “Water Supply Protection Overlay District.”

The North Smithfield WSRC desires to amend Zoning Ordinance Section 6.19 “Water Supply Protection Overlay District” and associated map. Said text amendment is intended to eliminate an exemption under Section 6.19, for multiple commercially zoned properties, and to establish a process and objective review criteria for approval of commercial uses by way of Special Use Permit (SUP).

The proposed map amendment will reclassify currently exempted commercial properties, thereby incorporating those properties into the Water Supply Protection Overlay District. Said map amendment will cause the provisions of Section 6.19 to apply to said properties in full force and effect.

Planning Department Findings

The Planning Office finds the proposal to be in compliance with the Town’s Comprehensive Plan including the Land Use Element, the Economic Development Element, the Natural Resources Element, Implementation Section, Policies and Actions. The Planning Office also finds the proposed zoning amendment to be generally consistent with the following purposes of the Town’s Zoning Ordinance:

- (1) Promote the public health, safety, and general welfare.
- (2) Providing for a range of uses and intensity of use appropriate to the character of the town reflecting current and future needs.
- (3) Provide for orderly growth and development which recognizes:
 - (a) The goals and patterns of land use contained in the comprehensive plan;
 - (b) The natural characteristics of the land, including stability for use based on soil characteristics, topography, and susceptibility to surface or groundwater pollution;
 - (d) The values of unique or valuable natural resources and features;
 - (e) The availability and capacity of existing and planned public and/or private services and facilities;
 - (f) The need to shape and balance urban and rural development; and
 - (g) The use of innovative development regulations and techniques.
- (4) To provide for the control, protection, and/or abatement of air, water, groundwater, and noise pollution, and soil erosion and sedimentation.
- (12) To promote implementation of the comprehensive plan of the Town adopted pursuant to Chapter 22.2 of the State Enabling Acts Related to Land Use Planning.
- (14) To provide for efficient review of development proposals, to clarify and expedite the zoning approval process.
- (15) To provide for procedures for the administration of the Zoning Ordinance.

The Planning Office recommendation is for a favorable recommendation to the Town Council for the requested zoning amendment and map change.

Planning Board Vote

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

Item 9

Public Informational Meeting

Major Subdivision - Master Plan

566 Providence Pike

Applicant:	Corriveau Subdivision
Location:	566 Providence Pike
Assessor's Plat:	8
Lot:	147
Zoning District:	Rural Agricultural (RA-65)
Land Area:	32.49 Acres
Number of lots:	2
Engineer:	Darveau Land Surveying, Inc.

The applicant is requesting approval to subdivide a 32.49-acre lot to create two lots; one 2.25-acre conforming lot with an existing dwelling, and one 30.24-acre nonconforming lot with less than the required frontage (50 feet proposed and 200 feet required) for the construction of a new residential dwelling in a Rural Agricultural RA-65 zone.

The proposed subdivision will also require a dimensional variance from the Zoning Board of Review and a RIDEM approval to construct a residential driveway across a wetland.

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 Goal 1. Ensure that the density and location of development is sympathetic to the capacity of public facilities and services.

Land Use Policy 1.a. Promote low overall residential densities in those areas where municipal water and sewers are not currently available.

- 2) **Not in compliance** with the standards and provisions of the Town Zoning Ordinance.

The proposed subdivision requires dimensional variances for less than the required frontage and less than the required lot width (50 feet proposed and 200 feet required) from the Zoning Board of Review

- 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 proposed subdivision shall receive Zoning Board of Review dimensional variances for less than the required frontage and less than the required lot width prior to preliminary approval.
- 2) That all necessary State of Rhode Island permits shall be issued prior to preliminary approval, including but not limited to RIDEM wetlands permit, RIDEM soil suitability, and a RIDOT PAP permit.
- 3) That a Soil and Sediment Control Plan shall be required at preliminary approval in conformance with Zoning Section 18 “Soil Erosion and Sediment Control and Stormwater Pollution Prevention Plan.”

Planning Board Vote

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

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.

Agenda posted: November 17, 2023