



## **MEETING AGENDA**

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

**Meeting Date:** Thursday, December 14, 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](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, December 11, 2023.

**Item 1**  
**Call to Order**

**Item 2**  
**Roll Call**

**Item 3**  
**Minutes**  
Review and approval of the November 30, 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**

**Major Land Development – Combined Preliminary/Final approval**

**NETS Building Expansion**

Applicant: Mr. Jason Jarvis  
Location: 125 Industrial Drive  
Assessor’s Plat: 5  
Lot: 425  
Zoning District: Manufacturing – (M)  
Land Area: 4.26 Acres  
Number of lots: 1  
Engineer: Joe Casali Engineering, Inc.

The applicant is requesting a combined preliminary/final approval to demolish an existing 3,420 S.F. Quonset Hut structure and construct a 9,000 S.F. commercial building for use as an auto body and paint shop, to supplement the existing truck repair facility at 125 Industrial Drive in the Manufacturing Zone (M).

**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 4.** Grow the non-residential tax base in a manner that encourages local employment benefits.

**Land Use Policy 4.a.** Promote redevelopment and expansion within existing manufacturing areas.

- 2) In compliance with the standards and provisions of the Town Zoning Ordinance.

The proposed auto body and paint shop use is allowed by right per Zoning District Use Table 5.4.9.3 in the Manufacturing (M) zoning district.

- 3) That there will be no significant negative environmental impacts from the proposed development.

That the applicant received a Rhode Island Department of Environmental Management (RIDEM) Stormwater Construction Permit and (RIPDES) Groundwater Discharge Permit prior to preliminary approval.

- 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.

That the applicant received a Physical Alteration Permit (PAP #23-96) from the Rhode Island Department of Transportation.

**Planning Office Recommendation**

The Planning Office recommendation is to grant a combined preliminary/final approval with the following stipulation:

- 1) The applicant shall obtain a Soil and Sediment control permit in conformance with North Smithfield Zoning Ordinance Section 18 “Soil Erosion and Sediment Control” prior to initiating construction.

**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 8**

**Public Meeting**

**2023 Land Use Legislation**

Presentation and discussion regarding the General Assembly 2023 Land Use and Zoning Legislation.

**Item 9**

**Administrative Subdivisions**

None

**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.

Agenda posted: December 11, 2023