



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

**Meeting Date: August 14, 2025**

**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 Tuesday, August 12, 2025.

**Item 1  
Call to Order**

**Item 2  
Roll Call**

**Item 3  
Minutes**

No minutes from July 10, 2025 meeting due to absence of applicant.

**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**  
**Buxton St. Conservation Development**

Location: 300 Buxton Street  
Assessor's Plat: 1  
Assessor's Lots: 35  
Applicant: Jacques Farm, LLC.  
Zoned: Rural Agricultural RA-65  
Area: 25.85 Acres  
Number of lots: 1  
Engineer: DiPrete Engineering

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 45-23-39 (c)(7)(i), to construct a 12-unit multi-family residential, conservation development, on a 25.85-acre parcel on an existing street in a RA-65 zoning district. If approved, the master plan will expire on August 17, 2026.

**Item 8**  
**Public Meeting**  
**Pre-Application/Concept Review**  
**Marshall Plat – 55 Greenville Road**

Applicant: Scott & Caroline Marshall  
Location: 934 Victory Highway  
Assessor's Plat: 9  
Lot: 173 & 904  
Zoning District: Rural Estate Agricultural (REA) change to Residential Urban (RU)  
Land Area: 4.69 Acres  
Number of lots: 5  
Engineer: InSite Engineering Services, LLC.

The applicant is requesting a pre-application conference/concept review pursuant to RIGL 45-23-35 General provisions - Pre-application meetings and concept review and Article 3.2 "Pre-application Meetings of the North Smithfield Land Development & Subdivision Review Regulations. The proposed subdivision consists of two lots (a privately owned lot and a town lot). The proposal is to rezone the property from REA to RU, merge the two lots and redivide them to create four (4) new lots for development, and leave one (1) lot with an existing home.

**Item 9**  
**Public Meeting**  
**Pre-Application/Concept Review**  
**M&M Terminal Fuel Tank**

Applicant: M &M Transport, LLC/Four Sons, LLC.  
Location: 44 Railroad Street  
Assessor's Plat: 4  
Lot: 187  
Zoning District: Manufacturing (M)  
Land Area: 14,567 S.F.  
Number of lots: 1  
Engineer: Coneco Engineers

The applicant is requesting a pre-application conference/concept review pursuant to RIGL 45-23-35 General provisions - Pre-application meetings and concept review and Article 3.2 "Pre-application Meetings of the North Smithfield Land Development & Subdivision Review Regulations. The proposed development consists of the installation of a 10,000 gallon above ground fuel storage tank as an accessory use to an existing trucking company on a 14,567 S.F. lot with an existing 3,492 S.F. building in a Manufacturing zone in the Water Supply Overlay District.

**Item 10**  
**Administrative Subdivisions - For informational purposes only**

Subdivision name: 120 & 317 Knollridge Drive  
Applicant: Sidra & Oleg Nikolyszyn  
Location: 120 & 317 Knollridge Drive  
Assessor's Plat: 8  
Assessor's Lot(s): 97 & 101

**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: 8/7/25