

# **Town of North Smithfield Ordinance Development Committee**

**April 12, 2012 7PM**

**Primrose Fire Station**

**Providence Pike, N. Smithfield, RI 02896**

**April Monthly Meeting**

**Minutes**

**1. Call to order: Co Chairman Benoit called the meeting to order at 7:03 pm.**

**2. Roll call: Members present were Dr. Shumway, Mr. Soares, Mr. Juhr, Dr. Benoit, and Dr. Brennan. Absent were Chairman Zwolenski and Mr. Puccetti. Planner Ericson had medical issues but was available by phone.**

**3. The minutes from March 19 were accepted unanimously. [Shumway/Soares]. The minutes of March 8 were accepted unanimously. [Soares/Juhr]**

**4. Reports**

**a. Town Council: In the absence of Mr. Zwolenski, Dr. Shumway noted that the Town Council had passed the SWPPP ordinance on a 3/2 vote. The Parking and Loading Ordinance was deemed consistent with the Comprehensive Plan by the Planning Board. It will return to the Council for a public hearing. Relative to Onsite Waste Water Treatment systems, OWTS, , wetland buffers, and wetland protection, Dr. Shumway met with Mr. Marcantonio representing the Rhode**

**Island Business Association, RIBA, Lorraine Jaubert of URI, and Scott Rabidoux. Ms. Jaubert is supplying additional information to the group. RIBA's position is that setbacks should be uniform throughout the state with one standard ruling. Conservationists argue that the current State law was written in 1971 and that science has shown that the present parameters do not sufficiently protect the wetlands and the sources of public drinking supplies. Dr. Benoit noted that remediation technologies, also, have improved since that time. The group will continue to attempt to develop an acceptable plan for OWTS.**

#### **5. Ordinance Development for discussion and action**

##### **a. Specific intents of the Districts, RRC, RR, RS, RU, RV, PS, LC, M, OS**

**i. It was moved, seconded, discussed and passed unanimously after extensive discussion as to whether the language of the REA district was adequately reflected in the intent of the new RRC district, to change the name of the REA district to Residential Rural Conservation District [RRC]. [Shumway/Soares] No changes were made to the intent of this district.**

**ii. It was moved, seconded, discussed and passed unanimously to change the name of the RA district and to amend its intent as follows:**

**Rural Agricultural (RA). Residential Rural (RR). This district is established to allow limited, orderly growth in areas where facilities necessary for intensive, urban-type development appear unlikely in the near future. It is designed to permit some conservation objectives, many agricultural pursuits and to allow for the orderly**

**transition from agriculture to low density residential use. Subdivision Conservation Development by Design and the placement of structures which may facilitate more efficient rezoning in the future is strongly encouraged within the district.**

**iii. It was moved, seconded, discussed and passed unanimously to accept the intent of the Residential Suburban District, RS, as written.**

**[Shumway/Soares]**

**iv. It was moved, seconded, discussed and passed unanimously to accept the intent of the RU District with the following editorial change: Residential - Urban (RU). The districts designated as Urban Residential are This District is established to provide for a somewhat broader range of urban housing types and for higher residential densities. It is anticipated that facilities necessary for urban living will service most of these districts within the near future.**

**[Shumway/Soares]**

**v. It was moved, seconded, discussed and passed unanimously to amend the intent of the RV District as follows: Residential - Village (VR RV). This district is established to provide areas for dense residential development where public water and sewerage services are currently available, as well as small-scale service establishments that promote pedestrian activities and the diversity of uses historically found in mill villages.**

**vi. It was moved, seconded, discussed and passed unanimously to accept the intent of the Professional Services [PS] District as written.**

**[Shumway/Brennan]. Parking availability will govern what services might be acceptable on any given lot. The Use Table might be helpful**

**in anticipating the parking needs for particular types of services. The ODC shall consider this when reviewing the Use Table for the Professional Services District.**

**vii. It was moved, seconded, discussed and passed unanimously to accept the intent of the Limited Commercial [LC] District as written. [Shumway/Soares] The Committee has concerns relative to the usefulness of the Limited Commercial District. Very few lots in Town fall in this zone and its intent is covered in other District intents and definitions.**

**viii. It was moved, seconded, discussed and passed unanimously to amend the intent of the M District as follows: Manufacturing (M). This district is established to provide areas suitable for industrial development, research and certain transportation, storage and utility uses. In addition, certain commercial services catering primarily to the needs of industry and its employees. are permitted within the provisions of this ordinance. In order to maximize the potential of this District, it is the intent of this ordinance not to permit incompatible uses which require extensive improvements. Incompatible uses which require extensive improvements are not permitted.**

**ix. Discussion on the intent of the Open Space District was referred to the next meeting.**

**b. District Use Regulations as defined by the Use Table.**

**i. The Committee reviewed the use regulations for the following Districts: BH, BN, BA, and MU1. MU2. No changes were moved.**

**6. Mr. Jühr led a discussion relative to the timely submission of**

materials needed for the Committee to work with knowledge and efficiency. It was the general consensus of the group that the effectiveness of their efforts would be significantly advanced by more active and timely technical support from the Office of the Planner and professional clerical support to record the proceedings, prepare the materials for discussion and to track the development of the Ordinances passed by the Committee. The Committee asked the secretary to formally request greater involvement of the Planner in the proceedings of the Committee. It was noted that this committee, when initially formed as the Ordinance Review Committee, had intimate involvement of the Planner and his office resources, the services of three land use consultants, and a significant budget. This has devolved into a struggling volunteer effort, with less than enthusiastic support from the Planner, little visible respect from the Town Council, and no money.

7. The meeting was adjourned at 9 PM. [Shumway/Benoit]