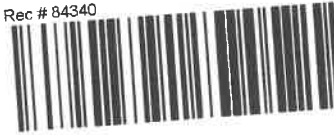


**SMITHFIELD PLANNING BOARD  
RESOLUTION GRANTING MAJOR LAND DEVELOPMENT  
MASTER & PRELIMINARY PLAN APPROVAL OF  
C.N. WOOD CO., INC. – 1 RESERVOIR ROAD  
ASSESSOR'S PLAT 48, LOT 34**

Rec # 84340



INST: 2021-171  
BK: 1326 PG: 342  
01/12/2021 12:05:15 PM  
3 Page(s)  
PLANNING BOARD DECISION  
Lyn Antonuccio, Acting Town Clerk  
*Lyn Antonuccio*

**C.N. WOOD CO., INC.**

**AP 48 / Lot 34 – 1 Reservoir Road**

**6.93 Acres (approx.) / Planned Corporate / Economic Growth Overlay District**

**Applicant: C.N. Wood Co., Inc.**

**Owner: DBH Realty, LLC**

**Engineer: Steven Cabral, PE - Crossman Engineering**

*WHEREAS*, the Smithfield Planning Board met on December 17, 2020 to consider an application for a Major Land Development located at 1 Reservoir Road, on approximately 6.93 acres, in the Planned Corporate / Economic Growth Overlay District; and

*WHEREAS*, the record includes: Master/Preliminary Plan Application received November 13, 2020; Master/Preliminary Plan Layout prepared by Crossman Engineering, dated November 2020; Certificate of Completion, Master/Preliminary Plan, dated November 25, 2020; Technical Review Committee Comments dated December 3, 2020; Master Plan Public Hearing Notice – Valley Breeze, December 3, 2020; Planning Department Staff Recommendation dated December 9, 2020; List of Abutters; Findings of Fact; and

*WHEREAS*, Attorney Nicholas Goodier represented the applicant and stated they are repurposing an adaptive reuse of an existing building. Atty. Goodier stated that this is unique in regulatory procedure but is a relatively straightforward proposal and the level of review is minimal with upgrades to the property, increasing the parking area and implementing stormwater treatment. Atty. Goodier stated that traffic, existing building footprint, and egress are not changing and feels confident that the Board can review it as a combined master and preliminary plan review; and

*WHEREAS*, Attorney Goodier stated that Nu-Look Seal Coating presently operates at this location and that the applicant is located in another community and looking for a satellite facility to increase their presence in the area. Attorney Goodier noted that there is presently no stormwater treatment onsite so this addition will significantly improve the site; and

*WHEREAS*, Steven Cabral, Project Engineer with Crossman Engineering at 151 Centerville Road in Warwick, stated that Nulook does sealcoating and paving and that the property is currently used for equipment storage and having no drainage onsite. Mr. Cabral stated that there is no building or parking expansion and all the applicant is looking to do is improve the drainage system onsite. Mr. Cabral added that the proposed exterior improvements are to paint the building and build concrete pads. Mr. Cabral stated that they are proposing to improve stormwater treatment and the aesthetics of the entrance by adding a stonewall and rail fence; and

*WHEREAS*, Al Gizzarelli questioned whether they will maintain the existing screening from Reservoir Road and Attorney Goodier replied there is a 50 foot buffer from Reservoir Road to the interior of the property; and

*WHEREAS*, Al Gizzarelli stated that he agrees the proposal is straight forward and improving the site. Curtis Ruotolo stated that he agreed and, as a professional engineer, that it is easier engineering; and

*WHEREAS*, Curtis Ruotolo questioned whether they are submitting a preliminary determination wetlands application which is more of a formality and Mr. Cabral replied that is correct; and

*WHEREAS*, Paula Benard, President of C.N. Wood, stated that the business is family owned and has been selling construction equipment for over 50 years. Ms. Benard stated that they have a location in Johnston which is just parts sales and their intent here is to bring the property up to a higher and better use and having 10-12 employees; and

*WHEREBY*, MIKE MOAN MADE A MOTION, SECONDED BY JENNIFER HAWKINS, TO COMBINE THE MASTER AND PRELIMINARY PLAN REVIEW WITH A PUBLIC HEARING. THE VOTE ON THE MOTION WAS ALL IN FAVOR AND THE MOTION CARRIED.

*WHEREAS*, Mike Moan questioned the potential stormwater pond north of existing building being located in a wooded area and whether it could be moved south into the cleared area and Steve Cabral replied that it was originally proposed in the wooded area to maximize utilization of the cleared area but agrees with the staff recommendation to relocate it to the cleared area; and

*WHEREAS*, the public hearing was opened at 7:49 p.m. and there being no one present to speak to the application was promptly closed; and

*WHEREBY*, RICHARD COLAVECCHIO MADE A MOTION, SECONDED BY MIKE MOAN, TO APPROVE THE COMBINED MASTER AND PRELIMINARY PLAN INCORPORATING THE PLANNER'S MEMO DATED DECEMBER 9 2020 BEING MARKED AS BOARD'S EXHIBIT #1, BEING CONDITIONED UPON A USE VARIANCE AND DIMENSIONAL RELIEF BEING GRANTED BY THE ZONING BOARD, STATE AND LOCAL PERMITTING FOR STORMWATER IMPROVEMENTS, AND DELEGATING FINAL PLAN APPROVAL AND THE WRITTEN DECISION TO THE TOWN PLANNER. THE VOTE ON THE MOTION WAS ALL IN FAVOR AND THE MOTION CARRIED.

RICHARD COLAVECCHO MADE A MOTION, SECONDED BY MIKE PINELLI, TO RECOMMEND A POSITIVE RECOMMENDATION TO THE ZONING BOARD TO GRANT THE USE VARIANCE AND SETBACK RELIEF FINDING THE PROJECT CONSISTENT WITH THE COMPREHENSIVE PLAN. THE VOTE ON THE MOTION WAS ALL IN FAVOR AND THE MOTION CARRIED.

The vote on the motion was as follows:

**Voting in Favor:** Al Gizzarelli, Richard Colavecchio, Mike Pinelli, Mike Moan,  
Curtis Ruotolo, Jennifer Hawkins and John Yoakum

**Voting in Opposition:** None

**Abstaining/Recused:** None

**Members Absent:** John Steere

NOW BE IT THEREFORE RESOLVED by majority vote of seven (7) members for in favor and zero (0) against and zero (0) abstaining, that the Major Land Development Master and Preliminary Plan Approval for C.N. Wood Co., Inc. – 1 Reservoir Road, with the stated findings of fact, conditions and recommendations expressed herein is GRANTED.

  
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Albert S. Gizzarelli, Jr., Chairman

This decision will be publicly posted in a visible location in the Town Hall for a period of twenty (20) days commencing the 12<sup>th</sup> day of January, 2020.