

**SMITHFIELD PLANNING BOARD
RESOLUTION GRANTING MAJOR LAND DEVELOPMENT
MASTER PLAN APPROVAL OF
438 PUTNAM PIKE, CHASE BANK**

Rec # 80509



INST: 2020-1273
BK: 1270 PG: 281
04/24/2020 09:02:23 AM
4 Page(s)
PLANNING BOARD DECISION
Carol A. Aquilante, Town Clerk
Carol A. Aquilante, MMC

CHASE BANK - (ID#: 20-001)
AP 37/Lot 19A – 438 Putnam Pike
1.21 Acres (approx.)/Planned Development (PD) Zone
Applicant: JP Morgan Chase Bank, N.A.
Owner: Janco Central, Inc.
Engineer: Core States Group

WHEREAS, the Smithfield Planning Board met on February 13 and March 12, 2019 to consider an application for a Major Land Development project located at 473 Putnam Pike, on approximately 3.55 acres, in the Planned Development Zone; and

WHEREAS, the record includes: Master Plan application received 1/16/2020; Master Plan Planset prepared by Core States Group dated 1/15/2020; Proposed Signage, Philadelphia Sign, dated 8/20/2019; Technical Review Committee Comments dated 1/2/2020; Certificate of Completion, Master Plan, dated 1/23/2020; Master Plan Informational Meeting Notice – Valley Breeze 1/30/2020
Abutters List; and

Whereas: Alan Rosco, with Core States Group, representing the applicant, stated that they have revised the plan to slide the building further away from the road but that they still need relief but are more in line with what is required by zoning. Mr. Rosco added that were able to eliminate one item that they were previously needing relief from.

Whereas: Curtis Ruotolo suggested taking the curb lines coming off of Route 44 and running them straight with a one way lane and possibly adding a turn-around spot and also suggested narrowing the thru driveway to help reduce speeds. Alan Rosco replied that they will look at a bypass lane or turn around spot and will adjust the driveway width.

Whereas: John Steere suggested the second ATM kiosk should be shown on the plan since relief is being requested for it.

Whereas: The public hearing was opened at 7:34. There was no one present from the public to speak to this application.

WHEREBY, John Yoakum made a motion, seconded by Mike Pinelli, to approve the master plan with the findings in the Planner's Memo submitted as Board's Exhibit #B, being conditioned upon the applicant receiving approval by the Zoning Board of Review, straightening the curb lines coming off of Route 44, the addition of a turnaround spot, and a reduction in the width of the driveway connecting to the adjacent property.

The vote on the motion was as follows:

Voting In Favor: Al Gizzarelli, Richard Colavecchio, Jennifer Hawkins, Mike Pinelli, Curtis Ruotolo, Steve Tillinghast, and John Yoakum

Voting In Opposition: None

Abstaining: None

Members Absent: Michael Moan,

WHEREBY, John Yoakum made a motion, seconded by Mike Pinelli, to recommend that the dimensional relief and special use permit be granted by the Zoning Board. The vote on the motion was all in favor and the motion carried.

NOW BE IT THEREFORE RESOLVED by unanimous vote of eight (8) members in favor and zero (0) against and zero (0) abstaining, that the Major Land Development Preliminary Plan Approval for 438 Putman Pike, CHASE BANK, with the stated findings of fact, conditions and recommendations expressed herein is GRANTED and the Board recommends that the Zoning Board of Review grant the requested relief.


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 24th day of April, 2020.

Exhibit B
Findings Of Fact

Chase Bank – 438 Putnam Pike

To assist the Board in addressing the Required Findings called for in Section II, Article B of the Land Development and Subdivision Regulations, a number of facts addressing the individual findings are provided below.

Finding #1. The proposed development is consistent with the Smithfield Comprehensive Community Plan and/or has satisfactorily addressed the issues where there may be inconsistencies;

Comment: The proposed redevelopment of this appropriately zoned lot is consistent with the Comprehensive Plan.

Areas of consistency include:

Policy LU-1.3 Maintain and enhance desirable existing industrial areas, shopping areas and concentrations of service activities to minimize the need for new infrastructure investment and to maximize the utilization of existing infrastructure.

Policy ED-1.2 Support and promote the economic development of appropriately zoned parcels.

GOAL LU- 1

ESTABLISH A BALANCE BETWEEN RESIDENTIAL, COMMERCIAL, INDUSTRIAL, RECREATIONAL, PUBLIC FACILITY, AGRICULTURAL AND CONSERVATION LAND USES THAT SERVICE THE CURRENT AND FUTURE NEEDS OF THE COMMUNITY THROUGH THE DEVELOPMENT OF SOUND LAND USE PRACTICES.

Policy LU-1.2 Encourage residential, commercial, industrial and mixed use areas which do not conflict with one another, are compactly grouped, attractive and compatible with the ability of land and water resources to support the development.

Finding #2. The proposed development is in compliance with the standards and provisions of the Smithfield Zoning Ordinance;

Comment: The Project is located in the Planned Development zone and a bank with a drive-thru is allowed by Special Use Permit. Setback variances are required for the building and parking. The layout of the building and parking was revised to increase the building setback from the Route 44/Sanderson Road intersection.

The submission includes a site plan with building and parking locations and circulation patterns, grading plan, utility plan, lighting plan, building elevations, landscaping plan and signage plan. All elements appear to comply with the Design Standards of the Planned Development district except where noted.

Finding #3. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;

Comment: There is a significant reduction in impervious area with the proposed redevelopment and the Applicant is proposing improvements to the existing drainage system that should improve stormwater quality.

Finding #4. A subdivision, as proposed, 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. (See definition of "Buildable Lot"). Lots with such physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans;

Comment: As mentioned above there is a significant reduction in impervious area with the reduction in the building size and reduction in parking area proposed with this redevelopment. All components of the project appear to be designed to provide adequate and safe access to adjacent roadways, parking and building.

Finding #5. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.

Comment: The project provides for reasonable right-in access from Putnam Pike and has a full access driveway on Sanderson Road, both state highways controlled by RIDOT.

Finding #6. A subdivision, as proposed, shall provide for safe circulation of pedestrian and vehicular traffic, for adequate control of surface water run-off, for suitable building sites, and for preservation of natural, historical, or cultural features that contribute to the attractiveness of the community.

Comment: The layout of parking, access driveways and pedestrian walkways appear to provide for safe vehicular and pedestrian access within the site and to adjacent roadways.

Finding #7: The design and location of streets, building lots, utilities, drainage improvements, and other improvements in a land development project, as proposed, shall minimize flooding and soil erosion.

Comment: The design of all elements of the project, including drainage, soil erosion, utilities and circulation appear to be addressed in the Master Plan.