



**SMITHFIELD PLANNING BOARD  
RESOLUTION GRANTING MAJOR LAND DEVELOPMENT  
PRELIMINARY PLAN APPROVAL OF  
BRYANT UNIVERSITY ATHLETIC FIELD IMPROVEMENTS  
AP 49, LOTS 120 & 125 – 1150 DOUGLAS PIKE / 19 BRAYTON ROAD**

**BRYANT UNIVERSITY ATHLETIC FIELD IMPROVEMENTS**

**Major Land Development – Preliminary Plan Review  
AP 49 / Lots 120 & 125 – 1150 Douglas Pike / 19 Brayton Rd  
Field Area 17.75 Acres (approx.) / Zone: PD  
Applicant/Owner: Bryant University  
Engineer: Joe Casali Engineering, Inc.**

*WHEREAS*, the Smithfield Planning Board met on February 16, 2023 to consider an application for a Major Land Development project located at 1150 Douglas Pike, on approximately 17.75 acres (approx.), in the PD zone; and

*WHEREAS*, the record includes: Preliminary Plan Application received January 27, 2023; Preliminary Plan Submission Plan Set, Athletic Field Improvements, Joe Casali Engineering, Inc., dated January 26, 2023; Preliminary Plan Narrative, Joe Casali Engineering, Inc., dated January 26, 2023; Certificate of Completion dated January 30, 2023; Preliminary Plan Public Hearing Notice – Valley Breeze, February 2, 2023; List of Abutters; Planning Department Staff Recommendation dated February 9, 2023; and

*WHEREAS*, Attorney Christopher O’Connor, with Blish and Cavanagh having offices in Providence, stated that they received Master Plan approval on October 20<sup>th</sup> and Zoning Board approval for a special use permit and variances on December 7<sup>th</sup>; and

*WHEREAS*, Joseph Casali, Registered Professional Engineer with Joe Casali Engineering having offices in Warwick, RI, reviewed the site plan and stormwater management plan. Mr. Casali stated that the lighting will be dark sky compliant with no light pollution directed off the applicant’s property and that an acoustical engineer designed the speakers to drive sound away from the residential areas and that sound levels will not be in excess of the requirements of the Town’s ordinance. Mr. Casali added that a permit is pending with DEM but expected to be in hand next week and Soil Erosion approval is expected in the next month; and

*WHEREAS*, Charlie Boyd questioned why they do not want to put the number of parking spaces in the project and Joe Casali replied that the amount of parking has to be balanced with the amount of blacktop. Mr. Casali stated that the code is 1 space per student which equates to 2,000 spaces which they already have on campus. Mr. Casali stated that the arena adds for another 1,000 parking spaces and that the code is antiquated, and they are trying to operate under low impact planning and the additional spaces are not needed. Attorney O’Connor added that this Board made a favorable recommendation, and the Zoning Board gave the requested relief for reduced parking. Mr. Boyd stated that a lot of people are concerned with the parking and Mr. Casali replied that they have not heard anything from the Technical Review Committee, the Police Department or Fidelity; and

*WHEREAS*, Ken Orabona questioned whether the abutters are happy with the project and Attorney O’Connor replied that they met with abutters and all issues are either satisfied or incorporated into the zoning decision; and

*WHEREAS*, Michael Moan stated that the Zoning Board decision granting the applicant a parking variance was conditioned on Bryant addressing or alleviating any parking issues that arise during the term of the Master Plan; and

*WHEREAS*, the public hearing was opened at 8:08 p.m.; and

*WHEREAS*, Frank O'Connell, of Lakeside Drive, stated that sometimes codes become obsolete and parking requirements are aggregated by stormwater runoff and it is for the benefit of the town not to put a lot of asphalt down; and

*WHEREAS*, Richard Colavecchio questioned whether the sound system is adjustable, and Joe Casali replied it is a photometric system. Charlie Boyd questioned whether there is a metering system and Mr. Casali replied there is no meter on a photometric system and perpetual metering is not in the program; and

*WHEREAS*, in order to approve a project, the Planning Board is required to make positive findings, supported by legally competent evidence on the record which discloses the nature and character of the observations upon which the fact finders acted, on each of the following standard provisions, where applicable. The Board made the aforementioned positive findings, see Exhibit 2; and

*WHEREAS*, the applicant provided competent expert evidence, both in the form of the above referenced reports and testimony from a civil engineer, detailing how the project would comply and be in conformance with the Town's zoning ordinance and comprehensive plan and how it addressed each of the seven required positive findings to approve a Major Land Development project as just described above, which evidence the Board credits at this Preliminary Plan level of review; and

*WHEREAS*, no competent evidence was presented by an expert during the public comment, or at any other time, that refuted or contradicted the testimony of the applicant's experts; and

*WHEREAS*, the record evidence here supports the conclusion that applicant has provided the Board with sufficient evidence that the Preliminary Plan submission for the proposed Major Land Development project can adequately mitigate any impacts the project will have and has sufficiently addressed the seven required findings; and

*WHEREBY*, Ken Orabona made a motion, seconded by Joseph Rotella, to approve the Preliminary Plan with the required findings and conditions outlined in the Town Planner's memorandum and incorporating all supporting documents. 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, Charles Boyd, Richard Colavecchio, Al Nani, Michael Moan,  
Ken Orabona, Joseph Rotella, and John Yoakum

**Voting in Opposition:** None

**Abstaining/Recused:** None

**Members Absent:** None

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 1150 Douglas Pike / 19 Brayton Road, Bryant University Athletic Field Improvements, with the stated findings of fact, conditions and recommendations expressed herein is GRANTED.



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 2nd day of May, 2023.

**Exhibit 2**

RE: Bryant Campus Wide – Athletic Field Improvements – Preliminary Plan

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 is consistent with the Comprehensive Plan in that there are numerous references in the Plan to working with Bryant University to develop plans to attract business to the corridor and to work collaboratively with the Town on a number of economic development initiatives.**

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

**Comment: The Project is located in a Planned Development District and where Colleges/Universities are allowed by Special Use Permit. The Zoning Board of Review granted the Special Use Permit for the Campus Wide Master Plan and the requested dimensional variances on December 7, 2022.**

*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: The Applicant has applied for a wetland /stormwater permit for drainage facilities proposed for the new fields and has submitted to the Engineering Department for review under our Soil Erosion regulations.**

*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: The proposed field expansion project appears to address, stormwater facilities, driveways and parking for all the proposed facilities. There does not appear**

**to be any obvious constraints to development that would prevent this lot from being developed for the proposed use.**

*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: All proposed fields proposed in the preliminary plan will have physical access to internal campus roadways.**

*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 access driveways and sidewalks appear to provide for safe vehicular access within the site.**

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

**Comment: The design of all elements of the project, including drainage, utilities and circulation appear to be addressed in the Preliminary Plan. The project has been submitted to the Engineering Department for review under our Soil Erosion regulations and all drainage facilities proposed for the new fields will be reviewed.**