



# Town of Smithfield

64 Farnum Pike  
Smithfield, Rhode Island 02917

**Telephone:** (401) 233-1039  
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## **Smithfield Zoning Board of Review Meeting Minutes February 28, 2018**

**Time:** 7:00 pm      **Place:** Town Hall, 64 Farnum Pike, Smithfield, Rhode Island

**Members Present:** Chairman Antonio Fonseca  
Vice Chairman S. James Busam  
Edward Civito  
John Hunt  
Alt. Richard Leveille  
Alt Stephen Cassidy

**Members Absent:** Linda Marcello

**Others Present:** Assistant Town Solicitor, Todd J. Romano  
Zoning Board Clerk, Donna Corrao

Meeting session opened at 7:00 p.m.

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### **COMMUNICATIONS/ADMINISTRATION**

**A) Emergency Evacuation and Health Notification**

**B) Approval of meeting minutes for January 31, 2018.**

**Motion to APPROVE the January 31, 2018 Minutes as Presented:** S. James Busam

**Motion seconded:** Edward Civito

**Voting to approve the motion:** Chairman Antonio Fonseca  
Vice Chairman S. James Busam  
Edward Civito  
John Hunt  
Alt. Richard Leveille

**Voting to deny the motion:** None

**The vote on the motion being 5 – 0, the motion carried.**

**NEW BUSINESS**

**Case: 18-004**

**Applicant/Owner: A. Ricci & Sons, Inc.**

**Address: 55 & 61 Douglas Pike**

**Plat/Lot: 40/445 & 446**

**Zoning District: Commercial**

**Case Summary:**

A. Ricci & Sons, Inc. as applicant and owner of property located at 55 & 61 Douglas Pike, listed as Plat 40, lot 445 & 446 seeks a Special Use Permit under (§§) 4.3.(F) (3) and 4.4.(F) (3) “Restaurant with Drive Thru” to construct a Restaurant with a Drive-Thru in a Commercial (C) zoning district. The Applicant is also seeking variances to deviate from (§§) 5.3.4 “Buffers” to construct a new building within 100 feet of a residential zone, 5.4 Table 1 “Dimensional; Regulations” for rear yard setback relief and 7.4 “Schedule of Off-Street Parking” for relief from the off-street parking requirements.

**Disposition:**

Hearing is continued to April 25, 2018 at the request of the applicant.

**Motion to CONTINUE to the April 25, 2018 Zoning Board of Review Meeting:** Vice Chairman S. James Busam

**Motion seconded:** Edward Civito

**Voting to approve the motion:** Chairman Antonio Fonseca  
Vice Chairman S. James Busam  
Edward Civito  
John Hunt  
Alt. Richard Leveille

**Voting to deny the motion:** None

**The vote on the motion being 5 – 0, the motion carried.**

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**Case: 18-005**

**Applicant/Owner: TG Developers, LLC.**

**Address: 33 Appian Way**

**Plat/Lot: 46/283**

**Zoning District: Industrial**

**Case Summary:**

TG Developers, LLC. as applicant and owner of property located at 33 Appian Way, listed as Plat 46, Lot 283 seeks a Special Use Permit under (§§) 4.3.(D) (15) and 4.4.(D)(15) “Utilities, Public or Private” to construct a solar carport in an Industrial (I)

zoning district. The Applicant is also seeking a variance to deviate from (§) 5.4 Table 1 “Dimensional Regulations” front and side yard setback for the proposed solar carport.

**Disposition:**

The findings and conclusions of the Board are contained in a written resolution which has been, or will be, recorded in the Smithfield Land Evidence Records. A copy of the Resolution is available in the Building & Zoning Office, as well.

**Motion to APPROVE Request for Special Use Permit and Dimensional Regulations as Amended with Conditions:** S. James Busam

**Motion seconded:** John Hunt

**Voting to approve the motion:** Chairman Antonio Fonseca  
Vice Chairman S. James Busam  
Edward Civito  
John Hunt  
Alt. Richard Leveille

**Voting to deny the motion:** None

**The vote on the motion being 5 – 0, the motion carried.**

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Respectfully submitted,

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Donna A. Corrao  
Zoning Board Clerk