

**North Smithfield Zoning Board of Review**

**August 10, 2010, 7:00 p.m.**

**Kendall Dean School**

**83 Green St., Slatersville, RI**

**The Chair called the meeting to order at 7:07 pm.**

**1. Roll Call**

**Present: Chair Vin Marcantonio, Bill Juhr, Guy Denizard, Steve Scarpelli, Mario DiNunzio. Absent: Steve Kearns, Paul Pasquariello. Also present was Assistant Solicitor Bill Savastano.**

**2. Disclosure of no compensation or pension credits received by the board members.**

**3. Approval of Minutes—June 22, July 6, and July 20, 2010.**

**Mr. Scarpelli made a motion to approve the minutes of June 22, 2010. Mr. DiNunzio seconded the motion, with all in favor.**

**Mr. DiNunzio made a motion to approve the minutes of July 6, 2010. Mr. Scarpelli seconded the motion, with all in favor.**

**Mr. Scarpelli made a motion to defer approval of minutes for July 20,**

**2010 until the stenographer's transcript is prepared. Mr. DiNunzio seconded the motion, with all in favor.**

**4. Approval of the written decision for the application of Robert Cook (owner: Dominic L. Pallini), requesting a Special Use Permit per sections 5.4.7, subsection 22 (filling of propane tanks), 5.4.8, subsection 6 (storage of flammable or explosive materials above ground), and 5.4.8, subsection 8 (retail outlet, storage use and the sale of related items). Locus is 141 Industrial Drive, Plat 5, Lot 475. Zoning: Manufacturing.**

**Mr. Scarpelli made a motion to approve the written decision for the application of Robert Cook (owner: Dominic L. Pallini), requesting a Special Use Permit per sections 5.4.7, subsection 22 (filling of propane tanks), 5.4.8, subsection 6 (storage of flammable or explosive materials above ground), and 5.4.8, subsection 8 (retail outlet, storage use and the sale of related items). Locus is 141 Industrial Drive, Plat 5, Lot 475. Zoning: Manufacturing. Mr. Denizard seconded the motion, with all in favor.**

**5. Approval of the written decision for the application of Anchor Automotive Realty, requesting a dimensional variance from section 6.17.6 (D), height and area of free standing sign. Locus is 1041 Eddie Dowling Highway, Plat 17, Lot 142. Zoning: BH (Highway Business)**

**Mr. Scarpelli made a motion to approve the written decision for the**

**application of Anchor Automotive Realty, requesting a dimensional variance from section 6.17.6 (D), height and area of free standing sign. Locus is 1041 Eddie Dowling Highway, Plat 17, Lot 142. Zoning: BH (Highway Business). Mr. Denizard seconded the motion, with all in favor.**

**6. Approval of the written decision for the application of Robert J. Houle, requesting to conduct a “home occupation” in an accessory building. This will require the granting of a Special Use Permit, per section 5.6.3.8, subsection D. Locus is 355 Victory Highway, Plat 2, Lot 9, Zoning: RS-40.**

**Mr. Scarpelli made a motion to approve the written decision for the application of Anchor Automotive Realty, requesting a dimensional variance from section 6.17.6 (D), height and area of free standing sign. Locus is 1041 Eddie Dowling Highway, Plat 17, Lot 142. Zoning: BH (Highway Business). Mr. Denizard seconded the motion, with all in favor. Mr. Denizard seconded the motion, with all in favor.**

**7. Approval of the written decision for the application of Bucci Development, LLC, seeking conditional modification of a special use permit to allow the development of conservation land and a wind turbine in lieu of 76 residential housing units. The affected lot is AP 13, Lot 133, formerly listed as Lot 18 on the Dowling Village Final Plan.**

**Mr. Scarpelli made a motion to defer approval of the written decision for the application of Bucci Development, LLC, seeking conditional modification of a special use permit to allow the development of conservation land and a wind turbine in lieu of 76 residential housing units. The affected lot is AP 13, Lot 133, formerly listed as Lot 18 on the Dowling Village Final Plan until next meeting in order to wait for the stenographer's transcript to be prepared. Mr. Juhr seconded the motion, with all in favor.**

**Mr. Scarpelli made a motion to adjourn at 7:15 pm. Mr. Juhr seconded the motion, with all in favor.**