

**North Smithfield Zoning Board of Review**

**August 7, 2012, 7:00 pm**

**Kendall Dean School**

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

**The Vice Chair called the meeting to order at 7:02 pm.**

**1. Roll Call**

**Present: Vice Chair Steven Scarpelli, Bill Juhr, Guy Denizard, Mario DiNunzio, Scott Martin. Also present were Building Official Bob Benoit and Assistant Town Solicitor Bill Savastano.**

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

**3. Approval of minutes, June 12, 2012 and June 26, 2012.**

**Mr. Juhr made a motion to approve the minutes of June 12, 2012. Mr. DiNunzio seconded the motion, with all in favor.**

**Mr. DiNunzio made a motion to approve the minutes of June 26, 2012, as corrected. Mr. Juhr seconded the motion, with all in favor.**

**4. Continued application of Kimberly Enterprises, Inc., requesting a dimensional variance for lot frontage, per section 5.5 "District**

**Dimensional Regulations,” subsection 5.5.1, “Residential Districts,” and a variance from Section 6.2, “Street Access to Buildings.” Locus is off Sayles Hill Road, Plat 17, Lot 236, Zoning: RS-40.**

**Mr. DiNunzio said that he had measured some road near his home, and the widths of the street varied between 16’ and 18’. He said that the road (Old Greenville Road) has two-way traffic and that there have never been traffic problems. He said that for a road that serves only 5 lots, he can agree to a 16’ width. Mr. Juhr stated that the fire marshal has recommended that the road be 20’ wide and he is not prepared to approve anything less. Mr. Denizard questioned whether the right of way was properly marked as “private” on the plans, but Mr. Scarpelli stated that the deed includes perpetual access rights.**

**Mr. DiNunzio made a motion to take a 5-minute recess to prepare a motion at 7:21 pm. Mr. Juhr seconded the motion, with all in favor. The meeting was called back to order at 7:25.**

**Mr. DiNunzio made a motion to approve the application of Kimberly Enterprises with the following stipulations: 1) that a right-of-way of at least 16’ in width, built to town road construction standards and a cul-de-sac at the end of Lot 236, be constructed, with the recommendation to widen the right-of-way to 20’, if possible, and 2) that any building include roof drainage to dry wells. The motion was not seconded.**

**Mr. Juhr made a motion to approve the application of Kimberly Enterprises with the following stipulations: 1) Must have a right-of-way of at least 20' in width, built to town road construction standards, with a cul-de-sac at the end of Lot 236, designed per the fire marshal's requirements, and 2) installation of some form of country drainage, including super elevation of the road and any building have the roof drain to a dry well, and 3) the Zoning Board requests a drainage analysis/study of runoff be submitted to the Planning Board. Mr. DiNunzio seconded the motion. Zoning Board vote was as follows: YES: Mr. Scarpelli, Mr. Juhr, Mr. DiNunzio, Mr. Martin. NO: Mr. Denizard. Motion passed, with a vote of 4-1.**

**Mr. DiNunzio made a motion to adjourn at 7:30 pm. Mr. Juhr seconded the motion, with all in favor.**