

North Smithfield Zoning Board of Review
June 14, 2016, 7:00 pm
Kendall Dean School
83 Green Street, Slatersville, RI

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

1. Roll Call

Present: Chair William Juhr, Steven Scarpelli, Scott Martin, Mario DiNunzio, and Robert Najarian, Vincent Marcantonio and Paul Pasquariello. Also present was Special Council, Attorney Timothy F. Kane and Building Official, Chris Chianese. Absent: Asst. Town Solicitor, Stephen Archambault.

2. Mr. Juhr made disclosure of no compensation or pension credits are received by the board members.

3. Approval of minutes, May 31, 2016.

Mr. Najarian made a motion to approve the May 31, 2016 minutes, seconded by Mr. Martin, with all in favor.

4. Vote to approve the written decision for the application of the Rotary Club of Woonsocket, requesting relief from previous stipulations for relief granted by a Special Use Permit for entertainment that was granted November 6, 2007, for Plat 005, Lot 300, 200 Industrial Drive, Zoning District: Manufacturing (M) pursuant to the provisions of the Zoning Ordinance and R.I.G.L. 45-23-57.

The Board has not received the written decision at this time so this will be tabled to the next meeting agenda.

5. Application for James Carey, requesting dimensional variance for relief for insufficient frontage for AP 17, Lot(s) 1 and 127, for a Minor Subdivision Plan pursuant to the provisions of the Zoning Ordinance and R.I.G.L. 45-23-57, located at 117 Sayles Hill Road, Zoning District: RS.

Mr. Juhr submitted the following Exhibits.

P1) Application for Hearing before Zoning Board of Review, Application No: ZC-16-27, dated 5-14-16, Zone: RS, for a dimensional variance, Location 117, 119 Sayles Hill Rd., Plat 17 Lot 1.

P2) Town of North Smithfield Office of the Building and Zoning Official letterhead, Application No: ZC-16-27, Zoning District: RS, dated, 5/14/16, Plat 17, Lot 1.

P3) Attachment 1 summary description from James Carey, hand-written word Attachment with 1 circled.

P4) Color picture of 119 Sayles Hill Rd and 117 Sayles Hill Rd, top picture dated 2003 and the bottom picture of the new homes dated 2016.

P5) Back side of P4 plot plan, identified in the middle Lot 1, 5.29 acres, bottom right James Carey 117, 119 Sayles Hill Rd.

P6) Abutters list (15), 1 page.

P7) Back side of P6, GIS map, printed on 5/16/2016.

P8) Pre-Application Plan "Carey Minor Sub-Division", P 17, Lots 1 & 127, Sayles Hill Rd, dated May 12, 2016, prepared by Richard P. Leddy, Professional Land Surveyor signed 5/14/16.

James Carey was sworn in.

Mr. Carey purchased his home in 2003. It consisted of two separate homes on one lot. #119 is a single family home where the applicant resides and #117 is a three family home. In 2003, the septic system for #117 was failing so engineering and permits were obtained and in 2004 it was completed and certified by DEM and 117 had its own well. Residence #119 was remodeled and a certificate of occupancy received in 2004. In 2008, Mr. Carey purchased 111 Sayles Hill Rd for frontage but later found he was 32.4 ft short for road frontage at the #117 property as it contained 154 ft of road frontage located in front of the two dwellings at 117 and 119 Sayles Hill Rd. Mr. Carey changed the three family home to a single family home as there were too many issues to address with the three family dwelling. Changing the property from a three family dwelling to a single family dwelling is beneficial to the Town and conforms to the neighborhood. Mr. Carey will take two houses on one lot and put on their own lot.

The stamped plan is proposed. No less conformity for 111 Sayles Hill Rd – based on the current zoning of 25 ft side setback. The applicant is requesting the minimum relief. On lot C2, the well on #117 there will be an easement to access in the back. Two separate wells for each dwelling – one well is in the basement of 119 Sayles Hill Rd.

Mr. Chianese stated this preliminary application for the minor subdivision will be forwarded to the Planning Board to finalize this recording and to establish new lot numbers.

Dennis Chamberland was sworn in.

Mr. Chamberland represents his parents who live at 83 Sayles Hill Rd next to #111. Mr. Chamberland wanted to know if the applicant has plans to build on #111. Mr. Carey indicated he did not have any plans to build.

The meeting was closed to testimony at 7:35 p.m.

A motion by Mr. DiNunzio, seconded by Mr. Martin, that the application for James Carey, for a variance of 32.4 ft. for road frontage at #117 Sayles Hill Rd be approved. Roll call vote was as

follows: YES: Mr. Scarpelli, Mr. Martin, Mr. Najarian, Mr. DiNunzio and Mr. Jühr. Motion passes with a vote of 5-0.

6. Adjourn

Mr. Martin made a motion to adjourn the meeting at 7:38 p.m. Mr. Scarpelli seconded the motion, with all in favor.