

Docket

August 30, 2006

The Smithfield Zoning Board of Review meeting will be held on Wednesday August 30, 2006, at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications under the Zoning Ordinance.

I. Communications

II. Old Business

06-022

Sedona Associates, LLC as applicant and owner of property located at Whipple Avenue and Higgins Avenue, listed as Lot 71 on Assessor's Plat 23 and Lots 66 & 67 on Assessor's Plat 24 located in an R-20 District, is seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct (74) age restricted (55 and older) condominium units of which (19) will be sold to persons who qualify

under the Low and Moderate Income Housing Act.

04-088

John and Darlene Baffoni as applicants and owners of property located at 21 Sidney Street, listed as Lot 20 on Assessor's Plat 21 are seeking an Extension to A Previously Granted Resolution to construct an addition in an R -20 District under the Zoning Ordinance.

06-033

Joseph Picozzi and John Shekarchi as applicants and owners of property located at 78 Stillwater Road, listed as Lot 2C on Assessors Plat 22 are seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations and Section 5.3.4 Buffers to construct a single family home in an R-20 District under the Zoning Ordinance.

06-037

Andrew O'Donnell as applicant and Amerada Hess Corporation as owner of property located at 261 Putnam Pike, listed as Lot 67 on Assessors Plat 29 are seeking Variances to deviate from Section 8.2. (A) & (B) Prohibitions and Restrictions, General, Section 8.3.5.A.2 and Section 6.7 Nonpermanent Structures to allow signage, outdoor storage containers and an open air stand in a Highway Commercial District under the Zoning Ordinance.

06-038

Michael Falcone as applicant and owner of property located at 10 Haven Street, listed as Lot 15A on Assessor Plat 39 is seeking a Variance to deviate from Section 4.3.I.2 Trade Establishments to allow a trade establishment in an R -20 District under the Zoning Ordinance.

06-039

Michael Penta as applicant and owner of property located at 2 Farmington Drive, listed as Lot 59 on Assessors Plat 53 is seeking a Variance to deviate from Section 6.4.1 Accessory Uses to install an above ground pool in the front yard in an R -20 District under the Zoning Ordinance.

06-040

Nextel Communications of the Mid-Atlantic as applicant and SPM Realty LLC c/o Stephanie LaGreca as owner of property located at Farnum Pike, listed as Lot 365 on Assessors Plat 46 are seeking a Special Use Permit under Section 4.3.G.26 and Section 4.4.G.26 Communication Antennae, Section 3.7 Existence by Variance or Special Use Permit and a Variance to deviate from Section 4.5 Dimensional Relief by Special Use Permit to attach six (6) panel antennae to the existing monopole and increase the compound area by ten (10) feet wide in an R-80 District under the Zoning Ordinance.

06-041

Michael DiDomenico as applicant and Carol Davis and Michael and Lori DiDomenico as owners of property located at 4 Chamberlain Street, listed as Lot 8 on Assessor's Plat 26 are seeking a Special Use Permit under Section 3.8.F. Expansion of a Non-Conforming Use and Section 4.5 Dimensional Relief by Special Use Permit and Variances to deviate from Section 3.13.A.1. Special Use for Expansion, Addition or Enlargement and Section 6.2.1.B Accessory Uses to expand a non-conforming use in an R-20 District under the Zoning Ordinance.

06-042

Robert Smith as applicant and owner of property located at 225 Douglas Pike, listed as Lot 22A on Assessor's Plat 42 is seeking A Special Use Permit under Section 4.3.A.8.and Section 4.4.A.8. Greenhouse or Nursery Commercial and Variances to deviate from Section 8.3.C.1.Sign Permits and Section 4.5 Dimensional Relief by Special Use Permit to construct and operate a commercial nursery in an R-80 District under the Zoning Ordinance.

06-043

Theodore and Shirley MacDonald as applicant and owners of property located at 6 Whipple Road, listed as Lot 107A on Assessor's Plat 24 are seeking a Special Use Permit under Section 4.3.B.1 and Section 4.4.B.1 Accessory Family Dwelling to construct an accessory family dwelling in an R -20 District under the Zoning Ordinance.

06-044

William J. Cain as applicant and owner of property located at 22 Fairmont Street and Waltham Street, listed as Lot 114 on Assessor's Plat 25 is seeking an Appeal from the Planning Board's decision to deny a major subdivision in an R -20 District under the Zoning Ordinance.

III Public Hearing

06-045

Roger Warren as applicant and owner of property located at 15 West Greenville Road, listed as Lot 100 on Assessor's Plat 44 is seeking a Variance to deviate from Section 6.2.1.B Accessory Uses to construct a shed in an R-80 District under the Zoning Ordinance.

06-046

Apple Valley Agency as applicant and David and Camille Brush as owners of property located at 528 Putnam Pike, listed as Lot 24 on Assessors Plat 9 are seeking a Variance to deviate from Section 8.3.C.1 Signs to install a sign in a Mixed Use District under the Zoning Ordinance.

06-047

James Scotti, Inc. as applicant and Norman Decurtis as owner of property located at 77 Deer Run Trail, listed as Lot 50 on Assessors

Plat 12, are seeking Variances to deviate from Section 5.3.4 Buffers and Section 5.3.1.A.2 Calculation and/or Modification of Provisions Of This Section to construct a single family dwelling in an R-20 District under the Zoning Ordinance.

06-048

Raymond & Geraldine DeAngelis as applicants and owners of property located at Burlingame Road, listed as Lots 30 on Assessors Plat 49A are seeking an Appeal from the Planning Board's decision to deny a major subdivision in an R-80 District under the Zoning Ordinance.

06-049

Cedar Forest Estates, LLC as applicant and owner of property located at Cedar Forest Road, listed as Lot 24 on Assessors Plat 49 is seeking an Appeal from the Planning Board's decision to deny a major subdivision in an R-80 District under the Zoning Ordinance.

06-050

Timothy Guertin as applicant and owner of property located at 263 Stillwater Road, listed as Lot 371 on Assessor Plat 46 is seeking a Variance to deviate from Section 6.2.1.A Accessory Uses to construct a detached garage in an R-80 District under the Zoning Ordinance.

06-051

Bryant University as applicant and owner of property located at 1150

Douglas Pike, listed as Lot 125 on Assessors Plat 49 is seeking Special Use Permits under Sections 3.7 Existence By Variance or Special Use Permit, Section 4.3.D.3 Table of Uses College, Section 4.4 Supplementary Use Regulations, and Section 5.7.1 Planned Development to construct a single family dwelling in a Planned Development District under the Zoning Ordinance.

06-052

John Gagnon as applicant and Ralph and Esther Caduto Revocable Living Trust as owners of property located at 73 Indian Run Trail, listed as Lot 13 on Assessor's Plat 71 are seeking Variances to deviate from Section 5.3.1 Calculation and/or Modification of Provisions Of This Section and Section 5.3.4 Buffers to construct a single family home in an R-20 District under the Zoning Ordinance.

06-053

Express Automotive Services, Inc. d/b/a/ Wizard Of Carz as applicant and RMR Property Management, LLC as owner of property located at 49 Cedar Swamp Road, listed as Lot 17 on Assessor's Plat 43 are seeking an Appeal from the decision of any zoning enforcement agency or officer in a Commercial District under the Zoning Ordinance.

06-054

Michael J. Romeo and Roxanne G. Romeo as applicants and owners of property located at 940 Greenville Avenue, listed as Lot 26 on

Assessor's Plat 5 are seeking an Appeal of the Zoning Official's decision in an R-20 District under the Zoning Ordinance.

IV Other Business

V. Deliberations

VI Adjournment

Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:

233-1039 VOICE 1-800-745-5555 TTY