

Town of Smithfield

Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

George D. McKinnon, Chairman

Geri DeAngelis, Clerk

Docket

April 25, 2007

The Smithfield Zoning Board of Review and The Smithfield Board of Appeals public hearings will be held on Wednesday April 25, 2007, 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

III Public Hearing

07-015

Kenneth Beaumier as applicant and owner of property located at 38 Sanderson Road, listed as Lot 1 on Assessor's Plat 37 is seeking Variances from Section 5.4 Table 1 Dimensional Regulations to construct a garage in a Commercial District under the Zoning Ordinance.

07-016

Joe and Cherie Greene as applicants and owners of property located at 20 Val Jean Drive, listed as Lot 230 on Assessor's Plat 47 are seeking Variances from Section 6.2.1.A Accessory Uses to construct a gazebo in the front yard in an R-80 District under the Zoning Ordinance.

07-017

Joseph L. Mansolillo as applicant and Joseph and Sharon Mansolillo as owners of property located at 5 Apple Orchard Lane, listed as Lot 208 on Assessors Plat 46 are seeking Variances from Section 5.4 Table 1 Dimensional Regulations to create a lot in an R-80 District under the Zoning Ordinance.

07-018

Louise Beattie as applicant and owner of property located at 26 Russell Lane, listed as Lot 53A on Assessors Plat 34 is seeking a Special Use Permit under Section 4.3.B.1 and Section 4.4.B.1 Accessory Family Dwelling Unit and a Variance from Section 5.3.4 Buffers to construct an accessory family dwelling unit in an R-20

District under the Zoning Ordinance.

07-019

C & S Properties as applicants and Theodore & Theresa Garlacy as owners of property located at Mann School Road, listed as Lot 48 on Assessors Plat 47 are seeking Variances from Section 5.3.4 Buffers and Section 5.3.1.A.5 Calculation and/or Modification of Provisions of This Section to construct a single family dwelling in an R-80 District under the Zoning Ordinance.

07-020

Omnipoint Communications, Inc., a wholly owned subsidiary of T-Mobile USA, Inc. as applicants and Town of Smithfield as owner of property located at 11 Spragueville Road, listed as Lot 4 on Assessors Plat 17 are seeking a Special Use Permit under Section 4.3.G.19 and Section 4.4.G.19 Radio, Television or Communications Tower, Section 4.5 Dimensional Relief By Special Use Permit and Section 5.4 Table 1 Dimensional Regulations to install a wireless communications facility in an Industrial District under the Zoning Ordinance.

07-021

Rhonda Rohelia as applicant and Robert Richards as owner of property located at 180 Pleasant View Avenue, listed as Lot 36 on Assessors Plat 19 are seeking an Amendment to a Previously

Granted Resolution and/or Variance from Section 4.3.I.4 Personal Service and Section 3.7 Existence By Variance or Special Use Permit to operate a salon in an R-20 District under the Zoning Ordinance.

07-022

Bryant University as applicant and owners of property located at 1150 Douglas Pike, listed as Lot 125 on Assessors Plat 49 is seeking a Special Use Permit under Section 4.3.D.3 and Section 4.4.D.3 Public and Semi-Public Uses College, Section 5.7.1 Planned Development and Section 7.1.C Interpretation of Regulations to construct a chapel in a Planned Development District under the Zoning Ordinance.

07-023

Bryant University as applicant and owners of property located at 1150 Douglas Pike, listed as Lot 125A on Assessors Plat 49 is seeking a Special Use Permit under Section 3.7 Existence By Variance or Special Use Permit, Section 4.3.D.3 and Section 4.4.D.3 College, Section 5.7.1 Planned Development, Section 7.1.C Interpretation of Regulations and a Variance from Section 5.4 Table 1 Dimensional Regulations to construct an addition to the cafeteria located in the unistructure in an Planned Development District under the Zoning Ordinance.

IV Other Business

V The Smithfield Board of Appeals will convene to hear the following appeals

07-003

Donald Clarke and Michelle Dupuis-Clarke as applicants have filed an Appeal from the Planning Board's decision to approve a Preliminary Plan for property located at 4 Blue Feather Trail, listed as Lot 7 on Assessor's Plat 12 owned by Ovila and Rochelle Surprenant.

VI Deliberations

VII 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