

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

November 28, 2007

The Smithfield Zoning Board of Review and The Smithfield Board of Appeals public hearings will be held on Wednesday November 28, 2007, at 6:30 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

07-036

Paul and Kathryn Tancrelle as applicants and owners of property located at 115 Swan Road, listed as Lot 103B on Assessors Plat 47 are seeking a Special Use Permit under Section 4.3.B.1. and Section 4.4. B.1 Accessory Family Dwelling Unit to construct an accessory family dwelling unit in an R-80 District under the Zoning Ordinance.

07-042

Michael Oliver as applicant and Michael and Sarah Oliver as owners of property located at 6 Crestview Drive, listed as Lot 106 on Assessors Plat 9 are seeking a Variance from Section 6.4.1 Swimming Pools to install a pool in the front yard in an R-20 District under the Zoning Ordinance.

07-046

Pamela Palumbo as applicant and owner of property located at 8 Pond View Court, listed as Lot 281 on Assessor's Plat 46 is seeking a Special Use Permit under Section 4.3.B.1. and Section 4.4.B.1 Accessory Family Dwelling Unit to construct an accessory family dwelling unit in an R-80 District under the Zoning Ordinance.

07-047

Russell and Jean Marsella as applicants and owners of property located at 5 Josephine Drive, listed as Lot 158 on Assessors Plat 45

are seeking a Special Use Permit under 4.3.B.1. and Section 4.4.B.1 Accessory Family Dwelling Unit to construct an accessory family dwelling unit in an R-80 District under the Zoning Ordinance.

07-048

Michael and Denise Aubin as applicants and owners of property located at 8 Brayton Road, listed as Lot 38A on Assessors Plat 49 are seeking a Special Use Permit under Section 4.3.B.1 and Section 4.4.B.1 Accessory Family Dwelling Unit to construct an accessory family dwelling unit in an R-80 District under the Zoning Ordinance.

07-049

John and Mary Beth DeAngelis as applicants and owners of property located at 8 Cypress Drive, listed as Lot 138 on Assessors' Plat 53 are seeking a Variance from Section 6.2.1. Accessory Uses to install a pool in an R-20 District under the Zoning Ordinance.

07-050

Hammerheads, Inc as applicant and Gary and Faith Maddocks as owners of property located at 125 Farnum Pike, listed as Lot 44 on Assessors Plat 34 are seeking a Variance from Section 5.4 Table 1 Dimensional Regulations to construct an addition in an R-20 District

under the Zoning Ordinance.

07-051

Clyde Condominium Association Inc. as applicant and Alfred Costantino as owner of property located at 945 Douglas Pike, listed as Lot 75 on Assessor's Plat 46 are seeking a Variance from Section 8.5.A.1 Corporate, Planned Development, and Industrial Signs to install a sign in a Highway Commercial District under the Zoning Ordinance.

07-032

Church Street Realty LLC as applicant and Rally Point Racquet Club, Inc. as owner of property located at 15 Church Street, listed as Lot 1A on Assessors Plat 3 are seeking Special Use Permits under Section 4.3.D.6 Table of Uses / Day Care Center, Section 4.4.D.6 Day Care Center and Section 10.8.C. 2 & 3 Standards for Relief and a Variance from Section 5.3.4 Buffers to construct a day care facility in a Village District under the Zoning Ordinance.

07-037

David DiDonato and Kevin Gillis as applicants and Kevin Gillis as owner of property located at 711 Putnam Pike, listed as Lot 14 on Assessor's Plat 4 are seeking a Variance from Section 7.2 Location of Parking Uses to allow valet parking in an R-20M and Mixed Use District under the Zoning Ordinance.

III Public Hearing

07-058

Pure Platinum LLC as applicant and Glenn R. Bruno as owner of property located at 42 Albion Road, listed as Lot 87 on Assessors Plat 45 are seeking a Variance from Section 8.5.A.2 Corporate, Planned Development and Industrial Signs to install a sign in an Industrial District under the Zoning Ordinance.

IV Other Business

06-062

Northpaws Veterinary Center, Inc. as applicant and Richard J. Conti as owner of property located at 564 Putnam Pike, listed as Lot 53 on Assessor's Plat 6 are seeking an extension of a Previously Granted

Resolution to expand an existing veterinary office in a Village District under the Zoning Ordinance.

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

07-052

George and Diane McKinnon, Thomas and Ann Kellie Hennan, and Walter Vigneau as applicants have filed an Appeal from the Planning Board's decision to grant Preliminary Plan approval for property located at Stillwater Road, listed as Lots 83 and 83A on Assessor's Plat 46 owned by Keegan, LLC.

VI Deliberations

07-029

Sunn Builders Inc. as applicant and Patricia Ruggiero as owner of property located at 27 Whipple Road, listed as Lot 48 on Assessors Plat 39 located in an R-20 District, are seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct twelve (12) condominium units of which five (5) will be sold to persons who qualify under the Low and Moderate Income Housing Act.

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