

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

July 30, 2008

The Smithfield Zoning Board of Review public hearing will be held on Wednesday July 30, 2008, at 7:30PM, 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

07-037

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 to deviate from Section 7.2 Location of Parking Uses to allow valet parking in an R-20M and Mixed Use District under the Zoning Ordinance.

08-028

Village at Waterman Lake LP as applicant and Peter J. Sangermano Jr. as owner of property located at 715 Putnam Pike, listed as Lot 7 on Assessor's Plat 44 are seeking a Special Use Permit under Section 4.3.D.6 and Section 4.4.D.6 Day Care Center and An Amendment to a Previously Granted Resolution to operate an adult day care center in an R-20M District under the Zoning Ordinance.

08-025

The Woods, LLC as applicant and Effin's Last Resort as owner of property located at 325 Farnum Pike, listed as Lot 60E on Assessors Plat 46 located in an Light Industrial/Industrial Zone, are seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct twenty one (21) condominium units of which six (6) will be sold to persons who qualify under the Low and Moderate Income Housing Act and a forty five hundred (4500) square foot commercial building.

08-034

Whipple Associates LLC. as applicant and David Conti as owner of property located at 13 Hill Street, listed as Lot 61 on Assessors Plat 23 located in an R-20 District, are seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct twenty-two (22) condominium units of which twenty-two (22) will be sold to persons who qualify under the Low and Moderate Income Housing Act.

III Public Hearing

08-037

Linda Cannistra as applicant and owner of property located at 87 Ridge Road, listed as Lot 173 on Assessor's Plat 42 is seeking a Special Use Permit under Section 3.13 Special Use Permit For Expansion, Addition, or Enlargement to construct a sunroom and a deck in an R-80 District under the Zoning Ordinance.

08-038

Waylan Tucker as applicant and Anna May Scanlon as owner of property located at 289 Douglas Pike, listed as Lot 20 on Assessor's Plat 42 are seeking a Special Use Permit under Section 3.13 Special Use Permit For Expansion, Addition, or Enlargement to construct an addition in an R-80 District under the Zoning Ordinance.

08-039

Sprague Village LLC as applicant and owner of property located at 0 Cherry Blossom Lane, listed as Lot 264 on Assessor's Plat 47 is seeking a Variance to deviate from Section 5.3.4 Buffers to construct a single family dwelling in an R-80 District under the Zoning Ordinance.

08-040

Sprague Village LLC as applicant and owner of property located at 0 Robin Hollow Circle, listed as Lot 266 on Assessor's Plat 47 is seeking a Variance to deviate from Section 5.3.4 Buffers to construct a single family dwelling in an R-80 District under the Zoning Ordinance.

08-041

Sprague Village LLC as applicant and owner of property located at 0 Cherry Blossom Lane, listed as Lot 263 on Assessor's Plat 47 is seeking a Variance to deviate from Section 5.3.4 Buffers to construct a single family dwelling in an R-80 District under the Zoning Ordinance.

08-042

Sprague Village LLC as applicant and owner of property located at 0 Cherry Blossom Lane, listed as Lot 265 on Assessor's Plat 47 is seeking a Variance to deviate from Section 5.3.4 Buffers to construct

a single family dwelling in an R-80 District under the Zoning Ordinance.

08-043

Mater Ecclesiae, Inc. as applicant and Ocean Pastoral Center, Inc. as owner of property located at 60 Austin Avenue, listed as Lot 14 on Assessor's Plat 44 are seeking a Special Use Permit under Sections 4.3.D.3 / Section 4.4.D.3 College and Section 10.8 Variances and Special Use Permits to allow a college in a Planned Development District under the Zoning Ordinance.

08-044

Badfish Incorporated as applicant and 49 Cedar Swamp LLC as owner of property located at 49-51 Cedar Swamp Road, listed as Lot 17, Unit A 03 on Assessor's Plat 43 are seeking a Special Use Permit under Sections 4.3.G.20 and Section 4.4.G.20 Recreation, Indoor to allow music rehearsal in a Commercial District under the Zoning Ordinance.

08-045

The Paws Group, LLC as applicant and owner of property located at

564 Putnam Pike, listed as Lot 53 on Assessor's Plat 6 is seeking an Amendment to a Previously Granted Resolution to construct an addition in a Village 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