

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

September 24, 2008

The Smithfield Zoning Board of Review, The Smithfield Zoning Board of Appeals, and the Smithfield Local Board of Review Public Hearings will be held on Wednesday September 24, 2008, at 7:00PM, 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

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 sixteen (16) condominium units of which sixteen (16) will be sold to persons who qualify under the Low and Moderate Income Housing Act.

08-050

Frank Murphy as applicant and Robert Lavoie as owner of property located at 20 Sprague Street, listed as Lot 103 on Assessor's Plat 10 are seeking a Special Use Permit under Section 3.13 Special Use Permit for Expansion, Addition, and Enlargement, and Sections 4.3.B.1, Section 4.4.B.1 Accessory Family Dwelling Unit and Variances to construct an addition to be used as an accessory

family dwelling unit in an R-20 District under the Zoning Ordinance.

08-052

New Life Worship Center as applicant and owner of property located at 915 Douglas Pike, listed as Lot 77 on Assessor's Plat 46 is seeking a Special Use Permit under Section 4.3.G.14 and Section 4.4.G.14 Health and Fitness Center, Section 4.3.D.13 and Section 4.4.D.13 Trade School to allow a health and fitness center and a dance school in a Planned Corporate District under the Zoning Ordinance.

III Public Hearing

08-053

Steven Wood as applicant and Pamela Mowry and Steven Wood as owners of property located at 4 Haven Street, listed as Lot 15C on Assessors Plat 39 are seeking Variances to deviate from Sections 6.2.1.A Accessory Uses and Section 5.4 Table 1 Dimensional Regulations to allow an existing shed to remain in the front yard in an

R-20 District under the Zoning Ordinance.

08-054

Anthony Reo as applicant and owner of property located at 16 Totem Pole Trail, listed as Lot 136 on Assessor's Plat 13 is seeking a Special Use Permit under Section 3.13A. 1 & 2 Special Use Permit For Expansion, Addition, or Enlargement and Variances to deviate from Section 5.4 Table 1 Dimensional Regulations and Section 5.3.4 Buffers to construct an addition in an R-20 District under the Zoning Ordinance.

08-055

John Emin Jr. as applicant and Smithfield Preservation Society as owner of property located at 599 Putnam Pike, listed as Lot 67 on Assessor's Plat 7 are seeking an Appeal of the Smithfield Zoning Enforcement Officer's refusal to issue a building permit in a Village District.

08-056

A. Ricci and Sons as applicant and Water View Place, LLC as owners of property located at 55 & 61 Douglas Pike, listed as Lots 445 and 446 on Assessor's Plat 40 are seeking a Special Use Permit under Section 4.4.H.1.A Storage of Flammable Materials to allow propane tanks and Variances to deviate from Section 8.1.A.2 Signs, General; Section 8.5.A.2 Village, Commercial, Highway Commercial, Planned Corporate, Planned Development and Industrial Signs; Section 7.2.C

Location of Parking Uses for signage and parking uses in a Commercial District under the Zoning Ordinance.

08-057

David Busch as applicant and owner of property located at 100 Mapleville Road, listed as Lot 104 on Assessor's Plat 47 is seeking a Special Use Permit under Section 3.8 Building or Structure Nonconforming By Use and a Variance to deviate from Section 6.1.2 Number of Residential Structures per Lot to construct a carriage house in an R-80 District under the Zoning Ordinance.

08-058

Bickey Development as applicant and owner of property located at Dillon Lane, listed as lots 227, 228, and 229 on Assessor's Plat 42 located in an R-80 District, is seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct thirty one (31) condominium units of which eight (8) will be sold to persons who qualify under the Low and Moderate Income Housing Act.

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