

Town of Smithfield

Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

George D. McKinnon, Chairman

Geri DeAngelis, Clerk

November 19, 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 November 19, 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

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.

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.

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.

III Public Hearing

08-065

David and Holly Mignanelli as applicants and owners of property located at 6 Danecroft Avenue, listed as Lot 81 on Assessor's Plat 9 are seeking a Special Use Permit under Section 3.13 Special Use For Expansion, Addition and Enlargement and a Variance to deviate from Section 6.2.1.A Accessory Uses to construct an addition in an R-20 District under the Zoning Ordinance.

08-066

Corey Gouin as applicant and Corey Gouin and Jennifer Midgley as owners of property located at 6 Hill Avenue, listed as Lot 43 on Assessor's Plat 30 are seeking a Variance to deviate from 6.2.1.B Accessory Uses to construct a shed in an R-20 District under the Zoning Ordinance.

08-067

Archetto Woodworking & Remodeling LLC as applicant and Peter Sangiovanni Jr. as owner of property located at 56 Connor Farm Drive, listed as Lot 172 on Assessor's Plat 47 are seeking a Special Use Permit under Section 3.13 Special Use For Expansion, Addition and Enlargement and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct a portico in an R-80 District under the Zoning Ordinance.

08-068

Nancy Saucier as applicant and owner of property located at 34 Beverly Circle, listed as Lot 118 on Assessor's Plat 6 is seeking a Special Use Permit under Section 3.13 Special Use For Expansion, Addition and Enlargement and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct a farmer's porch in an R-20 District under the Zoning Ordinance.

08-069

Daniel R. Germani as applicant and Daniel and Patricia Germani as owners of property located at 104 Smith Avenue, listed as Lot 68 on Assessor's Plat 44B are seeking a Special Use Permit under Section 3.13 Special Use For Expansion, Addition and Enlargement and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct an addition in an R-20 District under the Zoning Ordinance.

08-070

Pleasant View Place, LLC/ Robert and Lisa Richards as applicants and owners of property located at 180 Pleasant View Avenue, listed as Lot 36 on Assessor's Plat 19 are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to subdivide a lot in an R-20 District under the Zoning Ordinance.

08-071

Complete Realty Services, LLC as applicant and owner of property located at 3 Industrial Drive, listed as Lot 192 on Assessor's Plat 49 is seeking a Variances to deviate from Section 5.4 Table 1 Dimensional Regulations and Section 5.3.4 Buffers to construct a commercial building in an Industrial District under the Zoning Ordinance.

(Application is incomplete and will be continued until December)

08-072

Richard Conti as applicant and owner of property located at Douglas Pike, listed as Lot 75B on Assessor's Plat 46 is seeking an Appeal of the Planning Boards decision to deny Master Plan to construct a retail center in a Commercial District under the Zoning Ordinance.

IV Other Business

V Deliberations

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.

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