

Town of Smithfield

Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

George D. McKinnon, Chairman

Geri DeAngelis, Clerk

February 25, 2009

The Smithfield Zoning Board of Review, The Smithfield Board of Appeal, and the Smithfield Local Board of Review Public Hearings will be held on Wednesday, February 25, 2009 at 7:00 PM, at Smithfield Town Hall, 64 Farnum Pike, Smithfield, Rhode Island when all persons interested will be heard for or against the granting of the following applications:

I Communications

a) Correspondence from Mill River Manor project seeking confirmation that the approved project is vested until March 1, 2010.

b) Response of Town Solicitor to Mill River Manor request.

II Old Business

The board will convene as the Local Board of Review to hear the following application:

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.

The board will convene as the Board of Appeal to hear the following appeal from a decision of the Planning Board:

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.

III Public Hearing

The board will convene as the Zoning Board of Review to hear the following matters:

09-003

Charmayne Phillips as applicant and owner of property located at 28 Esmond Street, listed as Lot 66 on Assessor's Plat 25 is seeking a Use Variance under Section 4.3.B.10 and Section 4.4.B.10 Dwelling, Two Family to allow an existing two-family to remain in an R-20 District under the Zoning Ordinance.

09-004

The Little Village Schoolhouse as applicant and Diane Vaudrevil as owner of property located at 172 Pleasant View Avenue, listed as Lot 33A on Assessor's Plat 19 are seeking a Variance to deviate from Section 8.1.A.1, Section 8.1.A.2 General and Section 8.3.B Sign Permits to allow an existing sign to remain in an R-20 District under the Zoning Ordinance.

09-001

Omnipoint Communication, Inc. as applicant and Barmal Realty Corporation as owner of property located at 340 Waterman Avenue, listed as Lot 43 on Assessor's Plat 25 are seeking a Special Use Permit under Sections 4.3.G.26 and Section 4.4.G.26 Communication Antenna(s), Section 4.5 Dimensional Relief by Special Use Permit to install six (6) antennas on an existing smokestack in a Light Industrial District under the Zoning Ordinance.

09-005

Bryant University as applicant and owner of property located at 1150

Douglas Pike, listed as Lot 125 on Assessor's Plat 49 is seeking a Special Use Permit under Sections 4.3.D.3 and Section 4.4.D.3, College, Section 5.7.1 Planned Development and Variances to deviate from Section 7.4.D Public and Semi-Public, Section 5.4 Table 1 Dimensional Regulations, and Section 5.3.5 Height to construct a dormitory in a Planned Development 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 are asked to contact the Building/Official's office at least 48 hours prior to the scheduled meeting that they plan to attend.

233-1039 VOICE 1-800-745-5555 TTY