

Town of Smithfield

Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

George D. McKinnon, Chairman

Geri DeAngelis, Clerk

March 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, March 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

II Old Business

09-002

Minot Ledge Development LLC as applicant and owner of property located at 259 Putnam Pike, listed as Lot 93 on Assessor's Plat 29 is seeking a Special Use Permit under Section 4.3 (F) 2.2 Restaurant and Entertainment and Variances to deviate from Section 5.4 Table 1 Dimensional Regulations and Section 7.2.C Location of Parking Uses to construct a restaurant with a drive thru window in a Highway Commercial District under the Zoning Ordinance.

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.

09-010

Bickey Development, Inc. as applicant and owner of property located at Dillon Lane and Nicole Court listed as Lots 241, 242 and 243 on

Assessor's Plat 42 is seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct thirty five (35) condominium units of which nine (9) will be sold to persons who qualify under the Low and Moderate Income Housing Act.

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:

09-006

Thomas Gaynor as applicant and Thomas and Hope Gaynor as owners of property located at 7 Quaker Lane, listed as Lot 121F on Assessor's Plat 10 are seeking a Special Use Permit to allow an accessory family dwelling unit in the basement in an R-20 District under the Zoning Ordinance.

09-007

Patricia Gruttadauria and Rose Tracey as applicants and owners of property located at 53 Woodland Avenue, listed as Lot 43 on

Assessor's Plat 28 are seeking a Variance to allow three existing apartments to remain in an R-20 District under the Zoning Ordinance.

09-008

Deborah Picozzi as applicant and owner of property located at 308 Douglas Pike, listed as Lot 64A on Assessor's Plat 42 is seeking a Variance to construct a shed in an R-80 District under the Zoning Ordinance.

09-009

Louis and Gina Scotti as applicants and owners of property located at 7 Clarence Thurber Drive, listed as Lot 6C on Assessor's Plat 46 are seeking a Variance to construct an attached garage in an R-80 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