

Town of Smithfield

Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

George D. McKinnon, Chairman

October 28, 2009

The Smithfield Zoning Board of Review and the Smithfield Local Board of Review Public Hearings will be held on Wednesday, October 28, 2009 at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike, and Smithfield, Rhode Island when all persons interested will be heard for or against the granting of the following applications:

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 Assessor's 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.

09-030

Cox TMI Wireless, LLC as applicant and American Tower as owner of property located at 0 Farnum Pike, listed as Lot 365 on Assessors Plat 46 are seeking a Special Use Permit under Section 4.3.G.26 and Section 4.4.G.26 Communication Antennas for the addition of antennae to an existing telecommunications tower in an R-80 District under the Zoning Ordinance.

09-039

T-Mobile Northeast LLC as applicant and Chateau Enterprises as owner of property located at 490 Douglas Pike, listed as Lot 116 and 116A on Assessor's Plat 42 are seeking a Variance to deviate from Section 4.3.G.19 Radio, Television, or Communications Tower to build a communications tower in an R-80 District under the Zoning Ordinance.

III Public Hearing

09-040

Karen Deberardis as applicant and owner of property located at 12 Austin Ave., listed as Lot 19A on Assessor's Plat 7 is seeking a Variance to deviate from Section 5.3.4 Buffers to construct an addition in an R -20 District under the Zoning Ordinance.

09-041

Robert Beaton as applicant and Robert and Frances Beaton as owners of property located at 8 Sherwood Lane, listed as Lot 8 on Assessor's Plat 44B are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to enclose an existing patio in an R-20 District under the Zoning Ordinance.

09-042

Jordana and Karla Ruggeri as applicants and owners of property

located at 540 Douglas Pike, listed as Lot 7 on Assessor's Plat 45 are seeking a Variance to deviate from Section 5.3.4 Buffers and a Special Use Permits under Section 3.8.E Building or Structure Non-Conforming By Use, Addition and Enlargement and Section 3.13.A Special Use Permit For Expansion, Addition, or Enlargement; Structure or Use of Structure to construct a carport in a Commercial District under the Zoning Ordinance.

09-043

STC Five LLC as applicant and Casmat LLC as owner of property located at 0 Putnam Pike, listed as Lot 21A on Assessors Plat 43 are seeking a Special Use Permit under Section 4.3.G.26 and Section 4.4.G.26 Communication Antenna(s) and a Variance to deviate from 5.4 Table 1 Dimensional Regulations to extend the height of an existing telecommunications tower in a Planned Development District under the Zoning Ordinance.

IV Other Business

06-035

370 GWH, LLC as applicant and owner of property located at 370 George Washington Highway, listed as Lot 3 on Assessor's Plat 48 is seeking an Extension of a Previously Granted Resolution to construct office and storage facilities.

08-034

Whipple Associates, LLC as applicant and David Conti, et al, as owner of property located at 13 Hill Street, listed as Lot 61 on Assessor's Plat 23 is seeking an Extension of a Previously Granted Resolution to construct sixteen condominium units.

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