

**Town of Smithfield Zoning Board of Review**

**64 Farnum Pike, Smithfield, Rhode Island 02917  
(401) 233-1039**

*George D. McKinnon, Chairman*

**February 25, 2015**

The Smithfield Zoning Board of Review will hold public hearings on Wednesday, February 25, 2015 at **7:00** PM, at the Smithfield Town Hall, 64 Farnum Pike, Smithfield, Rhode Island. All persons entitled to be heard will be heard for or against the granting of the following applications:

**I Executive Session**

Convene in executive session to discuss status of pending litigation: Clyde Development and Cumberland Farms v. Town of Smithfield Zoning Board of Review, pursuant to RI General Law Sec. 42-46-5(a) (2)

**II Communications / Administration**

Emergency Evacuation and Health Notification

Approval of meeting minutes for November 19, 2014

**III Old Business**

**IV Public Hearing**

15-001

Kyle Lapati as applicant and owner of property located at 6 Myers Street, listed as Lot 24 on Assessor's Plat 21, seeks a variance to deviate from (§) 5.4 "Table 1 Dimensional Regulations" to construct an addition in an r-20 district.

15-002

Tom Conte as applicant and owner of property located at 8 Arnold Avenue, listed as Lot 22 on Assessor's Plat 26, seeks a variance to deviate from (§) 5.4 "Table 1 Dimensional Regulations" to construct an addition in an r – 20 district.

15-003

Louis and Tracey DiStefano as applicants and owners of property located at 20 Randall Street, listed as Lot 119B on Assessor's Plat 10, seek a special use permit under (§§) 4.3.B. 1 and 4.4.B 1 "Accessory Family Dwelling Unit" and a variance to deviate from (§) 4.4.B.1. C "Accessory Family Dwelling Unit" to construct an accessory family dwelling unit in an r- 20 district.

15-004

Gregory Schadone as applicant and Christina and Gregory Schadone as owners of property located at 4 Kristen Drive , listed as Lot 247 on Assessor's Plat 47, seek a special use permit under (§§) 4.3.B. 1 and 4.4.B 1 "Accessory Family Dwelling Unit" to allow an existing accessory family dwelling unit.

15-005

BioReference Laboratories as applicant and Sobral Properties, LLC as owners of property located at 10 Cedar Swamp Road, listed as Lot 103 on Assessor's Plat 43, seek a special use permit under (§§) 4.3.C.6 and 4.4.C.6 "Office Uses; Office, Medical and/or Dental" to operate a patient service center/medical office in a planned development district.

15-006

Overbrook Incorporated as applicant and Ocean Pastoral Center Inc. as owner of property located at 60 Austin Avenue, listed as Lot 14 on Assessor's Plat 44, seek a special use permit under (§§) 4.3.D.12 and 4.4.D.12 "Public and Semi- Public Uses: School, Public and Private" to allow a boarding school in a planned development district.

15-007

Gemini Housing Corporation as applicant and Andromeda Real Estate Partners, LLC as owner of property located at 29 Whipple Avenue, listed as Lot 71 on Assessor's Plat 23 and Lots 66, 67 on assessor's Plat 24, seek an amendment to a previously granted comprehensive permit.

15-008

Bryant University as applicant and owner of property located at 19 Brayton Road, listed as Lot 120 on Assessor's Plat 49, seek a special use permit under (§§) 4.3.D.3 and 4.4.D.3 "Public and Semi-Public Uses: College" and (§) 5.7 "Planned Development" and variances to deviate from (§§) 5.4. Table 1 'Dimensional Regulations', 5.7.1 F and T "Planned Development", 5.3.4 "Buffers" to construct an indoor practice facility in a planned development district.

**V Other Business**

**VI Deliberations**

**VII Adjournment**

AGENDA POSTED: February 4, 2015

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) or any other accommodation to ensure equal participation is needed, please contact the Smithfield Town Manager's office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.