



Zoning Board of Review Agenda

Town of North Smithfield

Town Hall

83 Greene Street, North Smithfield RI 02896

Tuesday December 10, 2024, 7:00pm

The meeting will be livestream. Please join the meeting (viewing only) from your computer, tablet, or smartphone by clicking on this link:

https://www.youtube.com/channel/UCFgw5KxL950ZgZ_DKz8B-MQ

or go to the North Smithfield YouTube page - **North Smithfield Town Meetings**.

*If technical difficulties occur during livestream the above specified meetings will resume as scheduled.

PARTICIPATION FOR THIS MEETING WILL BE IN-PERSON ONLY

1. Call to Order
2. Roll Call
3. Disclosure of no compensation or pension credits received by the Board members.
4. Disclosure & Notice: Zoning Board of Review members shall disclose any ex parte communications about any contested or material adjudicatory facts or opinions concerning the merits of any application before the Zoning Board of Review.
5. Approval of Minutes from April 11, 2024
6. Election of Officers
7. Approval of 2025 Regular Meeting Schedule
8. **New Business**
 - A. ZBR-24-02 The application for a Special Use Permit by M & M Transport Services LLC, 44 Railroad St., North Smithfield, RI 02896. This lot is AP 004 Lot 187. The applicant is seeking relief from section 340-3.9 Accessory uses and section 340-3.3 Interpretation of District Use Regulations Table from the Town Charter and Ordinance and relief from violations of April 25, 1995 Zoning Board of Review Decision and construction of a fuel tank without prior municipal approval. This lot is in the M Zoning District.
 - B. ZBR-24-03 The application for a Special Use Permit by Nick Balzano, at 61 Reservoir Road, North Smithfield, RI 02896. This lot is AP 021 Lot 004. The applicant is seeking a special use permit for ground mounted solar photovoltaic systems as an accessory use to residential under section 5.7.4. This lot is in the RA Zoning District.
9. Adjournment

Individuals requesting special assistance should contact the office of the Building Official at 401-767-2200 ext. 311 72 hours in advance of the meeting.

North Smithfield Zoning Board Hearing Notice

Pursuant to the provisions of the North Smithfield Zoning Ordinance, the North Smithfield Zoning Board of Review will hold a public hearing on Tuesday, December 10, 2024 at 7 PM at the North Smithfield Town Hall, 83 Greene Street, North Smithfield, RI 02896. The Board will consider the following:

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Application materials and operating procedures of the Zoning Board of Review are available for review at the Office of the Zoning Official, North Smithfield Town Hall, 83 Greene Street, North Smithfield, RI during regular business hours.

Individuals requesting interpreter services for the hearing impaired must call (401) 767-2200 at least 72 hours in advance of meeting date.

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