



Zoning Board of Review Agenda Town of North Smithfield

Town Hall

83 Greene Street, North Smithfield RI 02896

Tuesday April 8, 2025, 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 for 3/25/25
6. **Continuance of:** ZBR-24-02 The application for a Special Use Permit for the property located at 44 Railroad Street, North Smithfield, RI 02896. The owner of the property is Four Sons, LLC. This lot is AP 004 Lot 187. The applicant, M & M Transport Service, LLC, is seeking a Special Use Permit in accordance with 9.2 Special use permits, The applicant is also seeking relief from section 5.5.2 Nonresidential district of the North Smithfield Zoning Ordinance to have less than the required side and rear setbacks, which requires a Dimensional Variance. This lot is in the M Zoning District and falls within the Water Protection Overlay District.
7. **New Business**
 - A. ZBR-25-01 The application for a Special Use Permit by Isaksen Solar, at the property located at 100 Mendon Road, North Smithfield, RI 02896. The owner of the property is Jaimn and Priyanka S. Patel. This lot is AP 003 Lot 292. The applicant is seeking a special use permit for ground mounted solar photovoltaic systems as an accessory use to residential under District Use Regulations 5.4.9 (9). This lot is a Pre-existing, Non-conforming property in the RU Zoning District and is under the 6.19.8.1 Exemption for the Water Supply Protection Overlay District.
8. 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, April 8, at 7 PM at the North Smithfield Town Hall, 83 Greene Street, North Smithfield, RI 02896. The Board will consider the following:

The application for a Special Use Permit by Isaksen Solar, at the property located at 100 Mendon Road, North Smithfield, RI 02896. The owner of the property is Jaimn and Priyanka S. Patel. This lot is AP 003 Lot 292. The applicant is seeking a special use permit for ground mounted solar photovoltaic systems as an accessory use to residential under District Use Regulations 5.4.9 (9). This lot is a Pre-existing, Non-conforming property in the RU Zoning District and is under the 6.19.8.1 Exemption for the Water Supply Protection Overlay District.

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.