



## Zoning Board of Review Agenda

Town of North Smithfield

Town Hall

83 Greene Street, North Smithfield RI 02896

Tuesday May 27, 2025, 7:00pm

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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](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 5/13/25
6. **Continuance of:** ZBR-25-3 The application for a Special Use Permit and a Dimensional Variance by Attorney Michael Kelly, at the property located at 35 Norwood Road, North Smithfield, RI 02896. The owner of the property is Manuela Garza.

This lot is AP 006 Lot 091. The applicant is seeking a Special Use Permit for ground mounted solar photovoltaic systems as an accessory to a residential use under **Section 5.7.4 Requirements for Accessory Use Solar Photovoltaic System**. Also the applicant is seeking a **Dimensional Variance under Section 5.5.1 Lot Coverage in a RU Residential District**.

### **7. New Business**

- A. ZBR-25-4 The application for a Dimensional Variance, property located at 10 Leonard Drive, North Smithfield, RI 02896. The owner of the property is Zachary Leduc. This lot is AP 014 Lot 234. The applicant is seeking a Dimensional Variance and is seeking relief from Section 6.8 Accessory Buildings and Structures, to build a shed in the front yard of his property which requires a dimensional Variance under Section 9.3 Variances. This property is in an RA Zone.

### **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, May 27, 2025 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 Dimensional Variance, property located at 10 Leonard Drive, North Smithfield, RI 02896. The owner of the property is Zachary Leduc. This lot is AP 014 Lot 234. The applicant is seeking a Dimensional Variance and is seeking relief from Section 6.8 Accessory Buildings and Structures, to build a shed in the front yard of his property which requires a dimensional Variance under Section 9.3 Variances. This property is in an RA Zone.

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.