

North Smithfield Zoning Board of Review
December 10, 2019, 7:00 pm
Primrose Fire Station
1470 Providence Pike, North Smithfield

AGENDA

1. Roll Call
2. Disclosure of no compensation or pension credits received by the board members.
3. Approval of the minutes, November 12, 2019
4. Vote to approve the written decision by Real Estate Investment Holdings LLC, applicant and Sergio A Decurtis Trust, Sergio A Decurtis Trustee, owner to construct a 900-kilowatt AC ground mounted photovoltaic solar array on the property located at 2361 Providence Pike a/k/a Assessor's Plat 19 Lot 17. The applicant seeks a Special Use Permit pursuant to section 5.4.9(10) of the North Smithfield Zoning Ordinance. The property is located in a RR/RA (Rural Residential/Residential Agriculture) zoning district.
5. The continuance of the application ZBR-19-10 by Thomas Whalen, applicant and T & W Enterprises LLC, owner to construct 14,300 sq. ft. building which will contain office space, a waiting room and assessment bays for an auto body business on the properties located at 0 and 784 Eddie Dowling Highway a/k/a Assessor's Plat 13 Lot 38 and Plat 17 Lot 71. The applicant seeks a Special Use Permit pursuant to section 5.4.9(3) of the North Smithfield Zoning Ordinance. The property is located in a BH (Business Highway) zoning district.
6. The continuance of the application ZBR 17-008 requesting a Dimensional Variance by Bruce and Andrea McGee, owner/applicant of 32 Frog Alley, Chilmark, MA 02535 to construct an 1104 sq ft single family dwelling at 0 Briden Street, North Smithfield, RI AP 3 Lot 105 in a RU (Residential Urban) Zone on a lot size of 5,000 sq ft. Section 5.5.1 of the North Smithfield Zoning Ordinance requires 20,000 sq ft minimum lot size, 20% maximum lot coverage and 100 feet of frontage.
7. The continuance of the application ZBR 17-009 requesting a Dimensional Variance by Bruce and Andrea McGee, owner/applicant of 32 Frog Alley, Chilmark, MA 02535 to construct an 1104 sq ft single family dwelling at 9 Briden St. North Smithfield RI AP 3 Lot 106 in a RU (Residential Urban) Zone on a lot size of 4,920 sq ft. Section 5.5.1 of the North Smithfield Zoning Ordinance requires 20,000 sq ft minimum lot size, 20% maximum lot coverage and 100' of frontage.
8. The continuance of the application ZBR-19-09 requesting a Dimensional Variance by Paul Vadenais, owner/ applicant of 31 Greenwood Street, North Smithfield, RI, to construct a 16' X 24' detached garage at 31 Greenwood Street, North Smithfield, RI, AP 9, Lot 417 in a RU (Residential Urban) Zone. The applicant seeks relief from section 6.8 Accessory buildings and structures which requires a 10' set back from side and rear lot lines. The proposed set backs are 2'6" side and a 6' rear set back.
9. Adjourn

Individuals requesting interpreter services for the hearing impaired must call RI Relay at 1 (800)-745-5555 seventy-two (72) hours in advance of the meeting date.