



Zoning Board of Review Agenda

Town of North Smithfield

Town Hall

83 Greene Street, North Smithfield RI 02896

Tuesday August 23, 2022, 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 presume 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 May 24, 2022
6. New Business
 - A. The Application of Tech Realty LLC Owner/Applicant to construct a 23,700 square foot commercial building on the property at 0 Central Street AP 1, lot 461. The property is located in a Mixed Use 2 (MU-2) Zoning District. According to Section 5.4.10(5) of the Ordinance, the proposed light industrial use of the building is allowed by right in the MU-2 Zoning District. The applicant is seeking a Dimensional Variance pursuant to Section 9.3.1 of the North Smithfield Zoning Ordinance. The Applicant is seeking dimensional relief from Section 12.11 Front, Side and Rear setbacks and Section 12.11(14) Storage and Loading Areas.
7. 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 OF REVIEW HEARING NOTICE
83 GREENE STREET, NORTH SMITHFIELD
AUGUST 23, 2022, 7:00 PM

Pursuant to the provisions of the North Smithfield Zoning Ordinance, the North Smithfield Zoning Board of Review will hold a public hearing on Tuesday, August 23, 2022, at 7 PM. The board will consider the following:

The Application of Tech Realty LLC Owner/Applicant to construct a 23,700 square foot commercial building on the property at 0 Central Street AP 1, lot 461. The property is located in a Mixed Use 2 (MU-2) Zoning District. According to Section 5.4.10(5) of the Ordinance, the proposed light industrial use of the building is allowed by right in the MU-2 Zoning District. The applicant is seeking a Dimensional Variance pursuant to section 9.3.1 of the North Smithfield Zoning Ordinance. The Applicant is seeking dimensional relief from Section 12.11 Front, Side and Rear setbacks and Section 12.11(14) Storage and Loading Areas. Application materials and operating procedures of the Zoning Board of Review are available at the office of the Zoning Official, 83 Green Street, North Smithfield, RI 02896.

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



Zoning Board of Appeal Agenda

Town of North Smithfield

Town Hall

83 Greene Street, North Smithfield RI 02896

Tuesday August 23, 2022, 7:00pm

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

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*If technical difficulties occur during livestream the above specified meetings will presume 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 Appeal 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 Appeal.
5. **Appeal**
 - ISLANDER SOLAR, LLC/JOSEPH and SANDRA AUTHIER, appeal the decision of the Town of North Smithfield Planning Board regarding their denial of the master plan, for the property located at 0 & 850 Iron Mine Road, being PLAT 16, LOT 18 & 19, ZONING DISTRICT RA.
6. 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.



Town of North Smithfield

TOWN HALL
83 GREENE STREET
NORTH SMITHFIELD, RHODE ISLAND 02896

TOWN OF NORTH SMITHFIELD STATE OF RHODE ISLAND APPELLATE BOARD OF REVIEW

A Meeting of the Zoning Board of Review has been organized, **who will be convening as an Appeals Board**, following the regularly scheduled meeting of the Zoning Board of Review (scheduled for 7:00 pm), said meeting to be held in the Town Council Chambers, Town Hall, 83 Greene Street, North Smithfield, Rhode Island, on Tuesday evening, 23 August 2022. The following Appeal Application(s) will be heard.

1. ISLANDER SOLAR, LLC/JOSEPH and SANDRA AUTHIER, appeal the decision of the Town of North Smithfield Planning Board regarding their denial of the master plan, for the property located at 0 & 850 Iron Mine Road, being PLAT 16, LOT 18 & 19, ZONING DISTRICT RA.