



Zoning Board of Review Agenda
Town of North Smithfield
Town Hall
83 Greene Street, North Smithfield RI 02896
Tuesday September 27, 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 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 August 23 and 30, 2022
6. Approval of Decision for ZBA Application by Islander Solar, LLC/Joseph and Sandra Authier
7. **Continuance**
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.
8. **New Business**
 - A. The Application of Vincent J. Mesoletta Jr. for a dimensional variance, the property is located at 0 Mendon Road, North Smithfield, Assessor's Plat 3, Lot 289. The property is in a RA Zoning District. The applicant is seeking a Dimensional Variance to construct a single-family residence on a pre-existing non-conforming lot of record. The applicant is seeking relief from section 5, table 5.5.1, RA - minimum lot area, minimum front yard setback and minimum rear yard setback of the North Smithfield Zoning Ordinance.
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 OF REVIEW HEARING NOTICE
83 GREEN STREET, NORTH SMITHFIELD
SEPTEMBER 27, 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, September 27, 2022, at 7 PM. The board will consider the following:

The Application of Vincent J. Mesolella Jr. for a dimensional variance, the property is located at 0 Mendon Road, North Smithfield, Assessor's Plat 3, Lot 289. The property is in a RA Zoning District. The applicant is seeking a Dimensional Variance to construct a single-family residence on a pre-existing non-conforming lot of record. The applicant is seeking relief from section 5, table 5.5.1, RA - minimum lot area, minimum front yard setback and minimum rear yard setback of the North Smithfield Zoning Ordinance.

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.