



# Zoning Board of Review Agenda

## Town of North Smithfield

### Town Hall

83 Greene Street, North Smithfield RI 02896

Tuesday December 13, 2022, 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 from November 22, 2022
6. Approval of Decision for Tech Realty LLC, 0 Central Street – ZBR 22-03
7. **New Business**
  - A. ISLANDER SOLAR, LLC/JOSEPH and SANDRA AUTHIER, an application requesting a special use permit to construct a solar photovoltaic system at 0 & 850 Iron Mine Road, being PLAT 16, LOT 18 & 19. Applicant seeks relief from (Sect. 5.7.5(a)), as well as dimensional variances from the requirements that all solar arrays shall be set back a minimum of 100 feet from property lines (Sect. 5.7.5(d)), utility connection for solar photovoltaic systems shall be installed underground, unless required by the utility provider (Sect. 5.7.5(k)); buildings shall be erected on a lot abutting an improved public street (Sect. 6.2), and no part of a yard, or other open space shall be included as part of a yard similarly required for any other building (Sect. 3.1(3)), all related to the proposal to install a 2.8+/- MS direct current (DC) ground mounted photovoltaic solar array with associated improvements, for the property located at 0 & 850 Iron Mine Road, being PLAT 16, LOT 18 & 19, ZONING DISTRICT RA – ZBR 22-05
  - B. STORAGE RENTALS OF AMERICA, an application requesting approval to construct a 3-story, approximately 61,200 SF self-storage building on Plat 13 lot 103 to expand the existing self-storage facility on lot 104 in a Business Highway (BH) zoning district and in the Water Supply Protection Overlay District. Applicant is requesting the following zoning relief: Special Use Permit for development within the Ground Water Aquifer Protection Overlay District Section 5.1 of the Zoning Ordinance. Special Use Permit for the self-storage facility use in the BH District – ZBR 22-06
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 OF REVIEW HEARING NOTICE**

Notice is hereby given that the Town of North Smithfield Zoning Board of Review will hold a public hearing on December 13, 2022 at 7:00 pm, said meeting to be held in the Town Council Chambers, Town Hall, 85 Greene Street, North Smithfield, Rhode Island to consider the following application in accordance with State Law and the North Smithfield Zoning Ordinance.

ISLANDER SOLAR, LLC/JOSEPH and SANDRA AUTHIER, an application requesting a special use permit to construct a solar photovoltaic system at 0 & 850 Iron Mine Road, being PLAT 16, LOT 18 & 19. Applicant seeks relief from (Sect. 5.7.5(a)), as well as dimensional variances from the requirements that all solar arrays shall be set back a minimum of 100 feet from property lines (Sect. 5.7.5(d)), utility connection for solar photovoltaic systems shall be installed underground, unless required by the utility provider (Sect. 5.7.5(k)); buildings shall be erected on a lot abutting an improved public street (Sect. 6.2), and no part of a yard, or other open space shall be included as part of a yard similarly required for any other building (Sect. 3.1(3)), all related to the proposal to install a 2.8+/- MS direct current (DC) ground mounted photovoltaic solar array with associated improvements, for the property located at 0 & 850 Iron Mine Road, being PLAT 16, LOT 18 & 19, ZONING DISTRICT RA.

All persons interested in the above project are respectfully requested to be present at the time and place to be heard thereon. A copy of the application is on file in the North Smithfield Zoning Department at Town Hall 83 Greene Street North Smithfield, RI 02896, hours: Mon, Tues & Wed from 8:00 a.m. to 4:00 p.m., Thur., 8:00 a.m. to 7:00 p.m. and Fri., 8:00 a.m. to noon.

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

## **NORTH SMITHFIELD ZONING BOARD OF REVIEW HEARING NOTICE**

Notice is hereby given that a public informational meeting will be held in the North Smithfield Town Hall, Town Council Chambers, 83 Greene Street, North Smithfield, RI 02896 on Tuesday, December 13, 2022, at 7:00pm.

The applicant is requesting approval to construct a 3-story, approximately 61,200 SF self-storage building on Plat 13 lot 103 to expand the existing self-storage facility on lot 104 in a Business Highway (BH) zoning district and in the Water Supply Protection Overlay District.

Applicant is requesting the following zoning relief:

1. Special Use Permit for development within the Ground Water Aquifer Protection Overlay District Section 5.1 of the Zoning Ordinance.
2. Special Use Permit for the self-storage facility use in the BH District.

All persons interested in the above project are respectfully requested to be present at the time and place to be heard thereon. A copy of the application is on file in the North Smithfield Zoning Department at Town Hall 83 Greene Street North Smithfield, RI 02896, hours: Mon, Tues & Wed from 8:00 a.m. to 4:00 p.m., Thur., 8:00 a.m. to 7:00 p.m. and Fri., 8:00 a.m. to noon.

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