



Zoning Board of Review Agenda

Town of North Smithfield

Town Hall

83 Greene Street, North Smithfield RI 02896

Tuesday January 10, 2023, 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 December 13 and 19, 2022
6. **New Business**
 - A. ZBR-23-01 The application for a Dimensional Variance by Andrew and Amber Lizotte, 120 Andrew Street, Woonsocket, RI 02895. This lot is AP 08 Lot 39 and is a non-conforming lot of record, the lot does not have any frontage along a public road. The applicant is seeking relief from section 4.2 of the North Smithfield Zoning Ordinance which requires a Dimensional Variance. This lot is in an RA 65 Zoning District. The applicant would be constructing a Single-Family Residence with an In-law on this lot.
 - B. ZBR-23-02 The application for a Dimensional Variance by Manuela Garza, 109 Congress Street, Woonsocket, RI 02895. The property AP 06 Lot 91 with frontage located on Norwood Street requires 100 feet of street frontage, the property has less than required frontage. 5.5.1 Minimum Frontage Requirements of the North Smithfield Zoning Ordinance requires a Dimensional Variance in an RU Zoning District.
 - C. ZBR-23-03 The application for a Special Use Permit by Kevin & Linda Crowthers, 600 Greenville Road, North Smithfield, RI 02896 to construct a residential ground mounted solar array on the land they own at 600 Greenville Road, North Smithfield, AP 015 Lot 226 in an RA Zone. Section 5.7 Solar Photovoltaic Systems and 5.7.4 Requirements for Accessory Use Solar and 5.7.5 Ground Mounted Solar Systems of the North Smithfield Zoning Ordinance requires a Special Use Permit to construct a solar array in an RA Zoning District.
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

Pursuant to the provisions of the North Smithfield Zoning Ordinance, the North Smithfield Zoning Board of Review will hold a public hearing on Tuesday, January 10, 2023 at 7 PM at the North Smithfield Town Hall, 83 Greene Street, North Smithfield, R.I. 02896. The Board will consider the following:

ZBR-23-01 The application for a Dimensional Variance by Andrew and Amber Lizotte, 120 Andrew Street, Woonsocket, RI 02895. This lot is AP 08 Lot 39 and is a non-conforming lot of record, the lot does not have any frontage along a public road. The applicant is seeking relief from section 4.2 of the North Smithfield Zoning Ordinance which requires a Dimensional Variance. This lot is in an RA 65 Zoning District. The applicant would be constructing a Single-Family Residence with an In-law on this lot.

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Application materials and operating procedures of the Zoning Board of Review are available for review at the Office of the Zoning Official, Town of 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.