



# Zoning Board of Review Agenda

Town of North Smithfield

Town Hall

83 Greene Street, North Smithfield RI 02896

Tuesday January 24, 2023, 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 December 13, 2022 and January 10, 2023
6. Approval of Decision for Manuela Garza, AP 06 Lot 91 Norwood Road – ZBR-23-02
7. Election of Officers
8. **Continuation**
  - A. ZBR-22-06 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
  - B. ZBR-22-05 ISLANDER SOLAR, LLC/JOSEPH and SANDRA AUTHIER, an application requesting a special use permit to construct a solar photovoltaic system (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)), within 100-foot minimum setback a permanent all season green buffer shall be planted (Sect. 5.7.5(g)), 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

- C. 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.

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.**



# *Town of North Smithfield*

TOWN HALL

83 GREENE STREET

NORTH SMITHFIELD, RHODE  
ISLAND 02896

Lawrence  
Enright,  
ZONING  
OFFICER

## **TOWN OF NORTH SMITHFIELD ZONING BOARD OF REVIEW**

Notice is hereby given that the Town of North Smithfield Zoning Board of Review will hold a public hearing on **January 24, 2023 at 7:00 pm**, said meeting to be held in the Town Council Chambers, Town Hall, 83 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 (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)), within 100-foot minimum setback a permanent all season green buffer shall be planted (Sect. 5.7.5(g)), 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 O & 850 Iron Mine Road, being PLAT 16, LOT 18 & 19, ZONING DISTRICT RA.