



# Zoning Board of Review Agenda

Town of North Smithfield

Town Hall

83 Greene Street, North Smithfield RI 02896

Tuesday February 28, 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 January 24, 2023
6. Approval of Decision for ZBR-23-01 Andrew & Amber Lizotte, AP 08 Lot 39 Brentwood Drive
7. Approval of Decision for ZBR-23-04 Islander Solar LLC/Joseph & Sandra Authier, AP 16 Lots 18 & 19 Iron Mine Hill Road
8. **Continuation**
  - A. ZBR-23-05 STORAGE RENTALS OF AMERICA, applicant has received Master Plan approval with conditions 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 relief from the Zoning Board of Review: Section 5.1 Special Use Permit for properties within the Water Supply Protection Overlay District in accordance with Section 6.19 of the Town of North Smithfield Zoning Ordinance and Section 5.4 Special Use Permit for the self-storage facility use in the BH District.
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.**



**THE TOWN OF NORTH SMITHFIELD, RHODE ISLAND**  
**ZONING BOARD OF REVIEW**  
**NOTICE OF PUBLIC INFORMATIONAL MEETING**

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, February 28, 2023 at 7:00 pm.

**PARTICIPATION FOR THIS MEETING WILL BE IN-PERSON ONLY**

Documents related to the meeting will be posted on the Zoning Board of Review's page of the Town's website prior to the hearing. Note that Kimley-Horn has provided an additional memo in support of 6.19 in the application package.

The applicant has received Master Plan approval with conditions 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 relief from the Zoning Board of Review:

- Section 5.1 Special Use Permit for properties within the Water Supply Protection Overlay District in accordance with Section 6.19 of the Town of North Smithfield Zoning Ordinance
- Section 5.4 Special Use Permit for the self-storage facility use in the BH District

Location: 395 Eddie Dowling Highway

Assessor's Plat: 13

Assessor's Lots: 103 and 104

Applicant: Storage Rentals of America Zoned: Business Highway (BH)

Area: 13,906 Acres

Number of lots: 2

Engineer: Kimley-Horn and Associates, Inc.

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., Thurs. 8:00 a.m. to 7:00 p.m. and Fri. 8:00 a.m. to noon. For any questions or to review Development Plans, please contact the Town Planning Office at 767-2200 ext.

336. The North Smithfield Town Hall is handicapped accessible. Individuals requiring TDD Services or special assistance should contact the Town Clerk's Office at 767-2200, ext. 326 seventy-two (72) hours in advance of the meeting date.