

Town of Smithfield Zoning Board of Review

**64 Farnum Pike, Smithfield, Rhode Island 02917
(401) 233-1039**

June 7, 2023

The Smithfield Zoning Board of Review will hold public hearings on Wednesday, June 7, 2023 at **6:00 PM**, at the Smithfield Town Hall, 64 Farnum Pike, Smithfield, Rhode Island. All persons entitled to be heard will be heard for or against the granting of the following applications:

I Communications / Administration

The following Meeting Minutes will be considered, discussed, and acted on: May 3, 2023

II Public Hearings

A. Old Business

B. New Business

23-007

Michael Cotugno as applicant and owner of property located at 149 Ridge Road, listed as Plat 42, Lot 112 seeks a variance to deviate from § 4.4.B.1.C “Residential Uses, Accessory Family Dwelling Unit” to construct an accessory family dwelling unit in an R - Medium district.

23-008

Diana Brennan and Matthew Stith as applicants and owners of property located at 7 Orchard Avenue, listed as Plat 53, Lot 36 seek variances to deviate from § 4.4.A.4 “Animal Raising, Non-Commercial, Outdoor” and a special use permit under § 4.3.A.4 and 4.4.A.4 “Animal Raising, Non-Commercial, Outdoor” to house hens in a mobile chicken coop/ tractor in an R-20 district.

23-009

Bellini Construction Co. Inc. as applicant and owner of property located at 8 Sheffield Road, listed as Plat 44B, Lot 59 seeks a variance to deviate from § 5.4.Table 1 “ Dimensional Regulations” to construct a single family dwelling in an R-20 district.

23-010

J. Theodore Ray Living trust as applicant and owner of property located at 292 Waterman Ave, listed as Plat 26, Lot 27 seeks a variance to deviate from §5.4.Table 1 “ Dimensional Regulations” to create a new lot in an R-20 district.

23-011

Bay Crane as applicant and LAR Associates, LLC as owner of property located at 115 Lydia Ann Road, listed as Plat 45, Lot 26 seek a variance to deviate from § 5.4.Table 1 “ Dimensional Regulations” to construct an addition in a Light Industrial district.

23-012

Sunn Builders, Inc. as applicant and Sunn Builders, Inc. and Clover Leaf Ret LLC as owners of property located at 0 Putnam Pike, 270 Putnam Pike, 0 Brush Street, and 280 Putnam Pike, listed as Plat 35 on Lots 1,1A, 1D and 2 seek a special use permit under § 4.3.G.6 and 4.4.G.6 “Retail Business and Service, Automotive Washing”, 4.3.G.23 and 4.4.G.23 “Retail Sales 5,000 -40,000 sf GFA” and variances to deviate from § 5.4.Table 1 “ Dimensional Regulations” , 8.5.A.2 “Village, Commercial, Highway Commercial, Planned Corporate, Planned Development and Industrial Signs”, 5.3.4 “Buffers” and 5.3.3 “Yards” to construct a commercial project with a car wash and retail stores in a Highway Commercial district.

23-013

Shadesh Holdings, LLC as applicant and owner of property located at 351 Douglas Pike, listed as Plat 42, Lot 19 seeks a special use permit under § 4.3.G.3A and 4.4.G.3A “Automotive Filling, Convenience Retail” to operate a gas station with convenience store in a Commercial District.

III Deliberations

The following matters will be considered, discussed, and acted on for the relief requested and identified under Section II, Public Hearing: 23-007, 23-008, 23-009, 23-010, 23-011, 23-012, 23-013

IV Adjournment

AGENDA POSTED MAY 31, 2023

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) or any other accommodation to ensure equal participation is needed, please contact the Smithfield Town Manager’s office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.