

**Town of Smithfield Zoning Board of Review  
Smithfield Board of Appeals**

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

August 7, 2024

The Smithfield Zoning Board of Review and the Board of Appeals will hold public hearings on Wednesday, August 7, 2024 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: June 5, 2024

**II Public Hearings**

**A. Old Business**

23-012

Sunn Builders, Inc. as applicant and Sunn Builders, Inc. & Clover Leaf Ret LLC as owners of property located at 0 Putnam Pike, 270 Putnam Pike, 0 Brush Street and 280 Putnam Pike listed at Plat 35, Lots 1, 1A, 1D & 2 seek an extension to a previously granted resolution.

24-009

Jim Lykas / Mind Your Dog, LLC as applicant and Lancellotta LLC as owner of property located at 676 Putnam Pike, listed at Plat 4, Lot 7 seek a Use Variance under § 4.3.A.5 and 4.4.A.5 “Animal Kennels & Daycare Facilities, Commercial” to operate an animal kennel and daycare facility in a Mixed Use district.

**B. New Business**

24-013

CGRI Greenville LLC as applicant and owner of property located at 473 Putnam Pike listed as Plat 43, Lot 85 seek a Use Variance to deviate from § 4.3.G.2 and 4.4.G.2.(G) “Animal Hospital, Veterinarian Office” to construct an animal hospital/ veterinarian office in a Planned Development district.

24-014

Debra Calderon as applicant and Debra Calderon and Louise E. Gariepy as owners of property located at 35 Capron Road listed as Plat 46, Lot 126B seek a Variance to deviate from § 5.4.1 “Dimensional Regulations” to construct an addition in an R-80 district.

24-015

Peaches Properties, LLC as applicant and Jarde Investments, LLC as owner of property located at 458 Putnam Pike listed as Plat 37, Lot 36 seek a Special Use Permit under § 4.3.G.17A and 4.4.G.17.1 “Retail Business and Service, Full Service Laundry” to operate a laundromat in a Planned Development district.

24-016

Mark Siegel as applicant and owner of property located at 163 Old County Road listed as Plat 25, Lot 110 seeks a variance to deviate from § 5.4.1 “Dimensional Regulations” to construct an addition in an R-20 district.

24-017

John Reumann as applicant and owner of property located at 25 Greenlake Drive listed as Plat 5, Lot 72 seeks a variance to deviate from § 5.4.1 “Dimensional Regulations” to demolish an existing home and rebuild in an R-20 district.

### **III Deliberations**

The following matters will be considered, discussed, and acted on for the relief requested and identified under Section II, Public Hearings: 23-012, 24-009, 24-013, 24-014, 24-015, 24-016, 24-017

**The Zoning Board of Review will now adjourn and open as the Board of Appeals to consider, discuss and act upon an appeal of the Smithfield Zoning Department**

24-012

GDM ESS, LLC as applicant and owner of property located at 155 Mountindale Road, listed at Plat 43, Lot 53 seeks to appeal the decision of the Town of Smithfield Zoning Department to deny the applicant’s special use permit application.

### **IV Adjournment**

AGENDA POSTED JULY 29, 2024

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.