

North Smithfield Zoning Board of Review
January 28, 2020, 7:00 pm
Primrose Fire Station
1470 Providence Pike, North Smithfield

AMENDED AGENDA

1. Roll Call
2. Disclosure of no compensation or pension credits received by the board members.
3. Approval of the minutes, December 10, 2019
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. Election of Officers
6. 2020 Zoning Board of Review Regular Meeting Schedule
7. Vote to approve the written decision by Bruce and Andrea McGee of 32 Frog Alley, Chilmark, MA 02535, application ZBR 17-008 requesting a Dimensional Variance to construct an 1104 sq ft single family dwelling at 0 Briden Street, North Smithfield, RI AP 3 Lot 105 in a RU (Residential Urban) Zone on a lot size of 5,000 sq ft. Section 5.5.1 of the North Smithfield Zoning Ordinance requires 20,000 sq ft minimum lot size, 20% maximum lot coverage and 100 feet of frontage.
8. Vote to approve the written decision by Bruce and Andrea McGee of 32 Frog Alley, Chilmark, MA 02535, application ZBR 17-009 requesting a Dimensional Variance to construct an 1104 sq ft single family dwelling at 9 Briden St. North Smithfield RI AP 3 Lot 106 in a RU (Residential Urban) Zone on a lot size of 4,920 sq ft. Section 5.5.1 of the North Smithfield Zoning Ordinance requires 20,000 sq ft minimum lot size, 20% maximum lot coverage and 100' of frontage.
9. Vote to approve the written decision by Paul Vadenais of 31 Greenwood Street, North Smithfield, RI, application ZBR-19-09 requesting a Dimensional Variance to construct a 16' X 24' detached garage at 31 Greenwood Street, North Smithfield, RI, AP 9, Lot 417 in a RU (Residential Urban) Zone. The applicant seeks relief from section 6.8 Accessory buildings and structures which require a 10' set back from side and rear lot lines. The proposed set backs are 2'6" side and a 6' rear set back.
10. The continuance of the application ZBR-19-10 by Thomas Whalen, applicant and T & W Enterprises LLC, owner to construct 14,300 sq. ft. building which will contain office space, a waiting room and assessment bays for an auto body business on the properties located at 0 and 784 Eddie Dowling Highway a/k/a Assessor's Plat 13 Lot 38 and Plat 17 Lot 71. The applicant seeks a Special Use Permit pursuant to section 5.4.9(3) of the North Smithfield Zoning Ordinance. The property is located in a BH (Business Highway) zoning district.
11. The application of DAS Contracting Corporation for a Special Use Permit and Dimensional Variances associated with a proposed 120-Unit Assisted Living Age Restricted (55+) Adult Activity Community entitled Slater Village located at 1118, 1152 and 1156 Victory Highway, plat 001, lots 134, 330 and 121 respectively. The applicant seeks relief from the following sections of the Zoning Ordinance: Section 5.5 District Dimensional Regulations; RU-20 District; Maximum Height; Section 5.6.3.7 Multifamily Dwellings, Apartments (a)(1)(b); Section 6.19 Water Supply Protection Overlay District; 6.19.10 Design and Operation Guidelines (C). The applicant also seeks a Special Use Permit pursuant to section 6.19(8).
12. ZBR Workshop
13. Adjourn
Individuals requesting interpreter services for the hearing impaired must call RI Relay at 1 (800)-745-5555 seventy-two (72) hours in advance of the meeting date.