



Smithfield Zoning Board of Review



Town of Smithfield Zoning Board of Review

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

George D. McKinnon, Chairman
Geri DeAngelis, Clerk

Docket
March 31, 2004

The Smithfield Zoning Board of Review meeting will be held on **Wednesday, March 31, 2004, at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike** when all persons interested will be heard for or against the granting of the following applications for a special permit under the Zoning Ordinance.

I. Communications

II. Old Business

03-030

Continued Hearing for Crown Properties as applicant and Vito Capobianco and Gabriella Capobianco as owners of property located at 388 Douglas Pike, listed as Lots 113, 161, 164 and 165 on Assessor's Plat 42, are seeking a Comprehensive Permit Application pursuant to R.I.G.L. 45-53-1 to construct eighteen (18) residential detached condominiums containing thirty-six (36) units and one (1) building containing ten (10) one-bedroom apartments that will be rented to persons who qualify under the Low and Moderate Income Housing Act in an R-80 District.

04-005

Continued hearing for Armand Cortelleso dba Patriot Homes as applicant and Armand Cortelleso as owner of properties located at Pole #24 Ridge Road, listed as Lot 125 on Assessor's Plat 42, in an R-Medium District and R-80 District and 13-15 Hill Street listed as Lot 61 on Assessor's Plat 23, in an R-20 District and R-

- Home
- Welcome
- Government
- Departments
- 2006 Meetings
- Contact Directory
- Smithfield Facts
- Links
- Employment
- Vets' Memorial
- History
- Did You Know?
- Bulletin Board
- Town Forms
- Bid Requests
- Search-Index
- About This Site

80 District, Estate of Ruth W. Lebeck as owner of property located at 73-75 Stillwater Road, listed as Lot 30 on Assessor's Plat 22 in an R-20 District and Bilal R. Hussain as owner of property located at 55 Stillwater Road, listed as Lot 125A on Assessor's Plat 42, in an R-80 District are seeking a Comprehensive Permit Application pursuant to R.I.G.L 45-53-1 to construct sixty (60) single family homes of which twenty percent (20%) will be sold to persons who qualify under the Low and Moderate Income Housing Act.

04-016

West Reservoir, LLC as applicant and Aldrich Realty, Ltd c/o Maurice Bissonnette as owner of property located at George Washington Highway, listed as Lot 2 on Assessor's Plat 48, Lot 96 on Assessor's Plat 49 and Lot 97 on Assessor's Plat 48, located in a Planned Corporate District, are seeking a Comprehensive Permit Application pursuant to R.I.G.L. 45-53-1 to construct 420 apartments of which 20% will be rented to persons who qualify under the Low and Moderate Income Housing Act. The applicants are also seeking permission to construct an amenity center, a convenience retail center and commercial office building totaling 180,000 square feet.

03-065

John A. Joseph as applicant and owner of property located at 295 Stillwater Road, listed as Lot 14 on Assessor's Plat 20, is seeking a Special Use Permit under Section 3.13 Special Use Permit for Expansion, Addition, or Enlargement to create a third rental unit on the second floor of the detached accessory structure in an R-80 District under the Zoning Ordinance.

03-069

Continued Hearing for William R. Hickey as applicant and owner of property located at 2 Sofia Lane – Greenville Terrace, listed as Lot 134 on Assessor's Plat 44, is seeking a Special Use Permit under Section 4.3.B.1 and Section 4.4.B.1 Accessory Family Dwelling Unit and Section 4.5 Dimensional Relief By Special Use Permit to construct an accessory family dwelling and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations rear yard setback to construct a deck in an R-80 District under the Zoning Ordinance.

III. Public Hearing

04-016

Joseph L. Houle III, (Valley Green, Inc.) as applicant and 123 Associates, LLC as owner of property located at 9 Rocky Hill Road, listed as Lot 6 on Assessor's Plat 48, are seeking a variance to deviate from Section 4.4.H.2.B Wholesale Business and Storage for wholesale sales of pre-packaged lawn care products in a Light Industrial District under the Zoning Ordinance.

04-017

Robert T. Gardiner as applicant and Sharon Angelone as owner of property located at 76 Wolf Hill Road, listed as Lot 71A on Assessor's Plat 43, are seeking a Special Use Permit from Section 4.3.B.1 and Section 4.4.B.1 Accessory Family Dwelling to construct an accessory-family dwelling in an R-Medium District under the Zoning Ordinance.

04-018

Henry L. and Kerri A. Courtemanche as applicants and Onofrio and Sarah Pagnozzi as owners of property located at 5 Arrow Head Trail, listed as Lots 35 and 36 on Assessor's Plat 12, are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations and Section 3.11.D.2 Merger of Multiple Nonconforming Lots of Record in Residential Zones to construct a single-family dwelling in an R-20 District under the Zoning Ordinance.

04-019

Joseph M. Wakim, Jr. as applicant and owner of property located at 120 Ridge Road, listed as Lot 14 on Assessor's Plat 39, is seeking a Variance to deviate from Section 6.4.1 Swimming Pools to install an above-ground pool in the side yard in an R-20 District under the Zoning Ordinance.

IV. Other Business

V. Deliberations

VI. Adjournment

[Top of page](#)

Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:

233-1039 VOICE

1-800-745-5555 TTY
