



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 April 27, 2005

The Smithfield Zoning Board of Review meeting will be held on **Wednesday April 27, 2005, at 7:00 PM, at Smithfield Town Hall, 64 Farnum Pike** when all persons interested will be heard for or against the granting of the following applications 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.

04-091

Deeb Tannous as applicant and GSD Fine Food Enterprise, LLC as owner of property located at 645 Douglas Pike, listed as Lot 42 on Assessor's Plat 45 is seeking a Special Use Permit under Section 4.3.G.3 and Section 4.4.G.3, Automotive Filling, No Repair Facility, 4.3.G.22 and Section 4.4.G.22 Retail Sales, Under 5,000 s.f. GFA to construct an automotive filling station with retail sales in a Commercial District under the Zoning Ordinance.

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05-015

Peter M. Castriotta as applicant and owner of property located at 185 Harris Road, listed as Lot 39 on Assessor's Plat 45 is seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations Lot Frontage & Lot Width to subdivide a lot in an R-80 District under the Zoning Ordinance.

III. Public Hearing

05-007

Charles & Donna Johnson as applicants and owners of property located at 55 Douglas Pike, listed as Lot 446 on Assessor's Plat 40 and 61 Douglas Pike, listed as Lot 445 on Assessor's Plat 40 are seeking a Variance to deviate from Section 5.3.4 Buffers to construct a 24,000 sq. ft. office/retail building in a Commercial District under the Zoning Ordinance.

The above application will be continued to the May 4, 2005 meeting

05-008

Richard Puckett as applicant and owner of property located at 16 Totem Pole Trail, listed as Lot 136 on Assessor's Plat 40 are seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations front yard and side yard setback and Section 5.3.4 Buffers to construct an addition in an R-20 District under the Zoning Ordinance.

The above application will be continued to the June 1, 2005 meeting

05-012

Kevin G. Aube as applicant and owner of property located at 16 Louise Ann Drive, listed as Lot 47 on Assessor's Plat 33 is seeking a Special Use Permit under Section 4.3.B.1 and Section 4.4.B.1, Accessory-Family Dwelling Unit to construct an accessory-family dwelling unit in an R-20 District under the Zoning Ordinance.

05-019

Scott & Pamela Caron as applicants and owners of property located at 21 Austin Avenue, listed as Lot 29 on Assessor's Plat 7 are seeking a variance to deviate from Section 5.4 Table 1 Dimensional Regulations rear yard setback to construct an addition in an R-20 District under the Zoning Ordinance.

05-020

Clayton Kellogg as applicant and owner of property located at 13 Peace Pipe Trail, listed as Lot 26A on Assessor's Plat 13 is seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations rear yard setback to construct an addition in an R-20 District under the Zoning Ordinance.

05-021

Almeida Contracting as applicant and Crown Optical as owner of property located at 15 Commerce Street, listed as Lot 28 on Assessor's Plat 37 are seeking a Special Use Permit from Section 3.13 Special Use Permit for Expansion, Addition or Enlargement and Section 4.5 Dimensional Relief by Special Use Permit and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations front yard setback to construct an addition in an Industrial District under the Zoning Ordinance.

IV. Other Business

Inter-City Contracting , Inc. as applicant and Kevin Bouthillette as owner of property located at 127 Limerock Road, listed as Lots 51 & 89 are seeking an extension of a previously granted Resolution to construct an addition.

V. Deliberations

VII. Adjournment

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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
