



### 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*  
*Gerri DeAngelis, Clerk*

Docket  
August 31, 2005  
7:30 PM

- Revised 8-17-2005 -

The Smithfield Zoning Board of Review meeting will be held on **Wednesday August 31, 2005, 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 under the Zoning Ordinance.

#### **I. Communications**

#### **II. Old Business**

##### **05-029**

Lucky Dog Realty, LLC as applicant and owner of property located at Ridge Road, listed as Lot 185 on Assessor's Plat 42, are seeking an Appeal from the Planning Board's decision to approve a Master Plan for an eighteen (18) lot subdivision 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 Special Use Permit from Section 4.5 Dimensional Relief By Special Use Permit and Section 4.3 (C) (F) & (G) to

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construct a 22,500 square foot office/retail building with a drive-thru window in a Commercial District under the Zoning Ordinance.

**05-034**

The Narragansett Electric Co. as applicant and owner of property located at 25 Capron Road, listed as Lot 127 on Assessor's Plat 46 is seeking a Special Use Permit under Section 4.3.D.15 & Section 4.4.D.15 Utilities, Public or Private and Section 3.7 Existence By Variance Or Special Use Permit to upgrade the Farnum Pike substation in an R-80 District under the Zoning Ordinance.

**05-037**

Roland J. Noury, Jr. as applicant and owner of property located at 18 Ernest Street, listed as Lot 123A on Assessor's Plat 26 is seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct an addition in an R-20 District under the Zoning Ordinance.

**05-040**

David Zwinklis as applicant and David & Regina Zwinklis as owners of property located at 5 Chamberlain Street, listed as Lot 16 on Assessor's Plat 26 are seeking a Variance to deviate from Section 6.2.1.B Accessory Uses to allow an existing shed close to the property line in an R-20 District under the Zoning Ordinance.

**05-049**

Donald L. Clarke, II. as applicant and owner of property located at 12 Blue Feather Trail, listed as Lot 8 on Assessor's Plat 12 is seeking an Appeal of the Planning Board's decision to deny a Master Plan for a five (5) lot subdivision in an R-20 District under the Zoning Ordinance.

**05-050**

Sharon R. Doolittle as applicant and Mario & Catherine LaPosta as owners of property located at 357 Putnam Pike, listed as Lot 20 on Assessor's Plat 35 is seeking an Amendment to a Previously Granted Resolution and a Special Use Permit under Section 4.3.C.6 and Section 4.4.C.6 Office Medical and/or Dental to allow a medical use in a Commercial District under the Zoning Ordinance.

**05-051**

Bruce F. & Deborah A. Adler as applicants and owners of property located at 41 Tarkiln Road, listed as Lot 133 on Assessor's Plat 47 is seeking a Variance to deviate from Section 6.2.1.A Accessory Uses to construct a barn in the front yard in an R-80 District under the Zoning Ordinance.

**05-052**

Talex, LLC as applicant and owner of property located at 34 Appian Way, listed as Lot 248 on Assessor's Plat 46 is seeking a Special Use Permit from Section 4.H.1 Storage of Flammable Materials to install two (2) above-ground 500 gallon oil storage tanks in an Industrial District under the Zoning Ordinance.

**05-053**

Adler Properties as applicant and owner of property located at 600 Putnam Pike, listed as Lots 14, 15, & 16 on Assessor's Plat 7 is seeking a Special Use Permit and a Variance from Section 4.4 C.6 Office, Medical and/or Dental and Section 4.5 Dimensional Relief By Special Use Permit to allow a medical use in a Village District with use in an Village District under the Zoning Ordinance.

#### **05-054**

Sandra Nicoll-Palermo as applicant and Vee Jay Floor Covering, Inc. as owner of property located at 49 Cedar Swamp Road, listed as Lot 17 on Assessor's Plat 43 is seeking a Special Use Permit to allow a gymnastic and dancing school in a Commercial District with under the Zoning Ordinance.

#### **IV. Other Business**

##### **04-041**

Jason McGonigle, as applicant and owner of property located at 74 Indian Run Trail, listed as Lot 114 on Assessor's Plat 13, is seeking an Extension of a Previously Granted Resolution dated July 6, 2004 to construct a single-family dwelling.

##### **04-049**

Child Care Connection, Inc. as applicant and CCC Realty Corporation as owner of property located at 22 Cedar Swamp Road, listed as Lot 13 on Assessor's Plat 43, are seeking an Extension of a Previously Granted Resolution to construct an addition to an existing day care facility.

#### **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***

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