

Zoning Board of Review

June 3, 2009 Minutes

Present: George McKinnon, Antonio S. Fonseca, David Greene, S. James Busam, Gordon Stroupe, John Kovolski
Absent: Peter Fogarty

Minot Ledge Development LLC as applicant and owner of property located at 259 Putnam Pike, listed as Lot 93 on Assessor's Plat 29 is seeking a Special Use Permit under Section 4.3 (F) 2.2 Restaurant and Entertainment and Variances to deviate from Section 5.4 Table 1 Dimensional Regulations and Section 7.2.C Location of Parking Uses to construct a restaurant with a drive thru window in a Highway Commercial District under the Zoning Ordinance.

APPROVED 5 - 0

Frank Dupuis as applicant and owner of property located at 67 Greenlake Drive, listed as Lot 57 on Assessor's Plat 5 is seeking Variances to deviate from Section 6.2.1.A Accessory Uses and Section 5.4 Table 1 Dimensional Regulations to allow a shed to remain in the front yard in an R-20 District under the Zoning Ordinance.

APPROVED 5 – 0

James Melvin Sr. as applicant and Alco Properties, LLC as owner of property located at 400 George Washington Highway, listed as Lot 4C on Assessor's Plat 48 are seeking Variances to deviate from Section 8.6.E Illumination of Signs and Section 8.5.A.2 Village, Commercial, Highway Commercial, Planned Corporate, Planned Development, and Industrial Signs to allow six internally illuminated signs and a second free-standing sign in a Highway Commercial District under the Zoning Ordinance.

APPROVED 5 – 0

Bryant University as applicant and owner of property located at 1150 Douglas Pike, listed as Lot 125 on Assessor's Plat 49 is seeking a Special Use Permit under Section 4.3.D.3 and Section 4.4.D.3 Public and Semi-Public Uses; College to construct two additions to the existing field house in a Planned Development District under the Zoning Ordinance.

APPROVED 5 - 0

Steven and Carol Damiano as applicants and owners of property located at 487 Log Road, listed as Lot 90 on Assessor's Plat 50 are seeking a Variance to deviate from Section 6.4.1. Swimming Pools to install a pool in the front yard in an R-80 District under the Zoning Ordinance.

APPROVED 5 - 0

Andrea Newman as applicant and owner of property located at 13 Welcome Road, listed as Lot 21 on Assessor's Plat 28 is seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations to construct a deck in an R-20 District under the Zoning Ordinance.

APPROVED 5 - 0

Joseph Mancino as applicant and owner of property located at 4 Farnum Pike, listed as Lot 78 on Assessor's Plat 24 is seeking a Variance to deviate from Section 4.3.B.10 Dwelling Two Family to convert a single family home back to a two family in an R -20 District under the Zoning Ordinance.

DENIED 5 - 0

Jeffrey and Dawn Roux as applicants and owners of property located at 33 Sprague Street, listed as Lot 88 on Assessor's Plat 10 are seeking a Special Use Permit under Section 3.13 Special Use Permit for Expansion, Addition, Or Enlargement; Section A (1) & (2) Structure or Use of Structure and Variances to deviate from 5.4 Table 1 Dimensional Regulations to construct an attached garage with a bedroom above in an R-20 District under the Zoning Ordinance.

APPROVED 5 - 0

Donald W. Klemenchuck as applicant is seeking a Variance to operate 1 (one) mobile ice cream truck throughout the Town of Smithfield.

APPROVED: Antonio S. Fonseca

DENIED: George McKinnon, David Greene, S. James Busam, Gordon Stroupe

4 - 1

Rosina L. Hunt as applicant and owner of property located at 49 West Greenville Road, listed as Lot 101 on Assessor's Plat 44 is seeking Variances to deviate from Section 5.3.4.A Buffers to construct a single family dwelling in an R- 80 District under the Zoning Ordinance.

APPROVED 5 - 0

James Carey as applicant and owner of property located at 4 Batten Drive, listed as Lot 8 on Assessor's Plat 4 is seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations to construct a single family dwelling in an R-80 District under the Zoning Ordinance.

APPROVED 5 - 0

Pixies, Inc. as applicant and Philip and Carol Sabella as owners of property located at 546 Putnam Pike, listed as Lot 12 on Assessor's Plat 6 and Lot 42B on Assessor's Plat 9 are seeking a Special Use Permit under Section 3.8.H.2 Building or Structure Nonconforming by Use; Change of Use to operate a hair salon in a Mixed Use District under the Zoning Ordinance.

APPROVED 5 - 0

Badawi and Samia Sleiman as applicants and owners of property located at 6 Sherwood Lane, listed as Lot 4 on Assessor's Plat 44B are seeking a Special Use Permit under Section 4.3.B.1 and 4.4.B.1 Accessory Family Dwelling Unit to allow an existing accessory family dwelling unit to remain in an R-20 District under the Zoning Ordinance.

APPROVED 5 - 0

PJS Properties, LLC as applicant and owner of property located at 1201 Douglas Pike, listed as Lot 67A on Assessor's Plat 49 is seeking a Special Use Permit under Sections 4.3 Table of Uses and Section 4.4.B & C Day Care Center Education Facility, Public or Private to operate a pre-school/ daycare in a Planned Corporate District under the Zoning Ordinance.

