

Town of Smithfield Zoning Board of Review

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

December 7, 2022

The Smithfield Zoning Board of Review will hold public hearings on Wednesday, December 7, 2022 at **6:00** PM, at the Smithfield Town Hall, 64 Farnum Pike, Smithfield, Rhode Island. All persons entitled to be heard will be heard for or against the granting of the following applications:

I Communications / Administration

Vote to accept Meeting Schedule for 2023

The following Meeting Minutes will be considered, discussed, and acted on: October 5, 2022

II Public Hearings

A. Old Business

20-017

Farnum Pike Development, LLC as applicant and owner of property located at 301 Farnum Pike, listed as Plat 46, Lot 58 seeks an extension to a previously granted resolution.

B. New Business

22-020

Scott McCabe as applicant and Richard Conti as owner of property located at 566 Putnam Pike, listed as Plat 6, Lot 54 seek a special use permit under § 4.3.F.4 and 4.4.F.4 “Restaurant with Entertainment /and or Alcohol” to operate a cigar lounge serving food and alcohol in a Village District.

22-021

Urban Tails, Inc. as applicant and Industrial Realty Corp. as owner of property located at 5 Enterprise Lane, listed as Plat 17, Lot 3 seek a special use permit under § 4.3.A.5 and 4.4.A.5 “Animal Kennels & Daycare Facilities” and 10.7.I “Zoning Board/ Powers and Duties” to add dog boarding to the existing business located in an Industrial District.

22-022

Scott and Donna Adler as applicants and owners of property located at 125 Mapleville Road, listed as Plat 47, Lot 72A seek variances to deviate from § 5.11.4.I “Accessory Solar Energy Systems” and 5.11.6.D “General Requirements For Accessory And Principal Solar Energy Systems” to install two ground mounted solar trackers in an R-80 District.

22-023

Bryant University as applicant and owner of property located at 1150 Douglas Pike, listed as Plat 49, Lots 120,125 and 126 seek a special use permit under §4.3.D.3 and 4.4.D.3 “Public and Semi-Public Uses, College”, 5.7 “Planned Development” and variances to deviate from § Article 4, Section 4.4 Supplementary Use Regulations, D-3 and Article 5, Section 5.4, Table 1 are anticipated: :

- Convocation Center (Building Height)
 - **Required 39’, Proposed 70’, Relief Requested: 31’**
- Convocation Center Parking (Set Back from Residential District)
 - **Required: 100’, Proposed: 20’, Relief Requested: 80’**
- First Year Residence Hall (Building Height)
 - **Required 39’, Proposed 52’-8”, Relief Requested: 13’-8”**
- Facilities Management Building (Rear Yard Setback)
 - **Required 100’, Proposed 40’, Relief Requested: 60’**

Article 7, Section 7.4 Schedule of Off-Street Parking Requirements

D. Public and Semi-Public; (4) College or Business School, Public or Private

- **Required 4,020 spaces, Proposed 3,074 spaces, Relief Requested: 946 spaces**

Article 5.7.1 (F), (H), (T, 1, 2, 3), (V), (W), (X), (Y).

Special Use Permits and Variances are requested to construct new buildings, new athletic facilities and parking facilities in a Planned Development District.

III Deliberations

The following matters will be considered, discussed, and acted on for the relief requested and identified under Section II, Public Hearing: 20-017, 22-020, 22-021, 22-022, 22-023

IV Adjournment

AGENDA POSTED NOVEMBER 28, 2022

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) or any other accommodation to ensure equal participation is needed, please contact the Smithfield Town Manager’s office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.