

Town of Smithfield Zoning Board of Review
64 Farnum Pike, Smithfield, Rhode Island 02917
(401) 233-1039

March 4, 2026

The Smithfield Zoning Board of Review will hold public hearings on Wednesday, March 4, 2026 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

The following Meeting Minutes will be considered, discussed, and acted on: February 4, 2026

II Public Hearings

A. Old Business

25-023

April Harris as applicant and Jane Masso as owner of property located at 311 Stillwater Road, listed as Plat 20, Lot 8A pursuant to Town Ordinance Section 311-38(B)(1) seek to appeal the decision of the Town of Smithfield Building/Zoning Official's decision to deny the applicant's annual school inspection compliance letter.

B. New Business

26-001

Frank D'Andrea as applicant and Michelle Izzard as owner of property located at 31 Greenlake Drive, listed as Assessor's Plat 5 Lot 69 seek a variance to deviate from § 6.4.1 "Swimming Pools" to install an inground pool in the side yard in an R -20 district.

III Deliberations

The following matters will be considered, discussed, and acted on for the relief requested and identified under Section II, Public Hearings: 25-023, 26-001

IV Open Public Comment pursuant to Local Ordinance.

V Adjournment

AGENDA POSTED FEBRUARY 26, 2026

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.

This meeting may be viewed live stream on the Town of Smithfield You Tube channel at
<https://www.youtube.com/@townofsmithfieldri/live>



Smithfield Zoning Board of Review

Meeting Minutes

February 04, 2026

Time: 6:00 pm **Place:** Town Hall, 64 Farnum Pike

Members Present: Chairman, Richard Leveille
Vice Chairman, John Hunt
Edward Civito
Frank Smith
Brian Thalmann
Peter Carnevale

Members Absent: Linda Marcello

Others Present: Assistant Solicitor, David Ursillo
Zoning Board Clerk, Sharon Gilmore

Meeting session opened at 6:00 p.m.

COMMUNICATIONS/ADMINISTRATION

1. Approval of Zoning Board of Review meeting minutes for December 03, 2025.

Motion to APPROVE the December 03, 2025 Zoning Board of Review Minutes as presented: Brian Thalmann

Motion seconded: Vice Chairman, John Hunt

Voting to approve the motion: Vice Chairman, John Hunt
Edward Civito
Brian Thalmann

Voting to deny the motion: None

Voting to abstain: Chairman, Richard Leveille
Frank Smith

The vote on the motion being 3 – 2, the motion carried.

Peter Carnevale was not present at the time of the vote and arrived at 6:09 pm.

II. PUBLIC HEARINGS

A. Old Business

B. New Business

Case: 25-001

Applicants: Edward P. Duffy and Edward A. Duffy

Owners: Edward P. Duffy and Edward A. Duffy

Address: 310 Mountaindale Road

Plat/Lot: 18/80

Case Summary:

Edward P. Duffy and Edward A. Duffy as applicants and owners of property located at 310 Mountaindale Road, listed as Plat 18, Lot 80 seek an extension to a previously granted resolution.

Disposition:

The findings and conclusions of the Board are contained in a written resolution which has been, or will be, recorded in the Smithfield Land Evidence Records. A copy of the Resolution is available in the Building & Zoning Office, as well.

Motion to APPROVE the previously granted Resolution for a one year extension to January 17, 2027:

Brian Thalmann

Motion seconded: Frank Smith

Voting to approve the motion: Chairman, Richard Leveille
Vice Chairman, John Hunt
Edward Civito
Frank Smith
Brian Thalmann

Voting in Opposition: None

Voting to Abstain: None

The vote on the motion being 5 – 0, the motion carried.

Case: 25-023

Applicant: April Harris

Owner: Jane Masso

Address: 311 Stillwater Road

Plat/Lot: 20/8A

Case Summary:

April Harris as applicant and Jane Masso as owner of property located at 311 Stillwater Road, listed as Plat 20, Lot 8A pursuant to Town Ordinance Section 311-38(B)(1) seek to appeal the decision of the Town of Smithfield Building/Zoning Official's decision to deny the applicant's annual school inspection compliance letter.

Disposition:

The findings and conclusions of the Board are contained in a written resolution which has been, or will be, recorded in the Smithfield Land Evidence Records. A copy of the Resolution is available in the Building & Zoning Office, as well.

Motion to CONTINUE the Application for an appeal to deny the applicant's annual school inspection compliance letter to the March 04, 2026 meeting: Brian Thalmann

Motion seconded: Vice Chairman, John Hunt

Voting to approve the motion: Chairman, Richard Leveille
Vice Chairman, John Hunt
Edward Civito
Frank Smith
Brian Thalmann

Voting in Opposition: None

Voting to Abstain: None

The vote on the motion being 5 – 0, the motion carried.

Case: 25-024

Applicant: Farnum Pike Development, LLC

Owner: Farnum Pike Development, LLC

Address: 301 Farnum Pike

Plat/Lot: 46/58

Case Summary:

Farnum Pike Development, LLC as applicant and owner of property located at 301 Farnum Pike, listed as Plat 46, Lot 58 seeks dimensional variances to deviate from §5.4.1 "Dimensional Regulations" to construct a separate building on the property in a Light Industrial district.

Disposition:

The findings and conclusions of the Board are contained in a written resolution which has been, or will be, recorded in the Smithfield Land Evidence Records. A copy of the Resolution is available in the Building & Zoning Office, as well.

Motion to APPROVE the Application for dimensional variances as applied with conditions: Brian Thalman

Motion seconded: Ed Civito

Voting to approve the motion: Chairman, Richard Leveille
Vice Chairman, John Hunt
Edward Civito
Frank Smith
Brian Thalman

Voting in Opposition: None

Voting to Abstain: None

The vote on the motion being 5 – 0, the motion carried.

Respectfully submitted,

Sharon Gilmore, Zoning Board Clerk



Record No: Z-26-1

Zoning Board of Review Application

Status: Active

Submitted On: 1/16/2026

Primary Location

31 GREENLAKE DR
Smithfield, RI 02828

Owner

IZZARD MICHELLE
31 GREENLAKE DRIVE
GREENVILLE, RI 02828

Applicant

Frank D'Andrea
 401-766-5040
 lakesideswimmingpools@gmail.com
 886 Eddie Dowling Highway
North Smithfield , RI 02896

Applicant

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

Name of Applicant*

Frank D'Andrea

Who is Submitting this Application?*

Contractor

Owners Name*

Steve & Michelle Jackson

New Field

No File Uploaded

Location for Application

Please Note - The Address and/or Plat/ lot is required to continue with this application

Property Location Type*

Physical Address

Address*

31 Greenlake Drive

City/Town*

Smithfield, RI

Type of Application

Application Type*

Dimensional Variance

Proposed*

Other (Lot coverage, Parking, etc.)

Propose Other Detail*

Installation of Inground Pool

Total Square Footage*

288

Width in Feet*

12

Length in Feet*

24

Height Above Grade*

0

Number of Stories*

0

Setbacks:

Indicate the amount of Dimensional Relief being sought from the property boundaries (if none please indicate 0)

Front Yard in Feet*

0

Rear Yard in Feet*

0

Side Yard in Feet*

0

Corner Side Yard in Feet*

0

Height in Feet*

0

Provision(s) of the Zoning Ordinance (if known)

Describe the extent of the proposed alterations and the reasons for the requesting relief*

We are requestion to install an Inground pool on the side of the property. The property does not have a backyard as it is situated on a pond.

Survey, to scale, prepared by a licensed professional land surveyor



Revised Plan.pdf

Existing Lot Specifications

Current Use of Premises*

Residential

Lot Area*

21780

Lot Frontage*

164

Lot Depth*

203

Existing Buildings & Structures

Type of Building or Structure

Primary Residence

Square Footage

5096

Building /Structure Detail if Other

Applicant Sign off

I , the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*

✓ Frank D'Andrea
Jan 16, 2026

Administrative Information

Hearing Date 

—

Hearing Time 

Relief Sought 

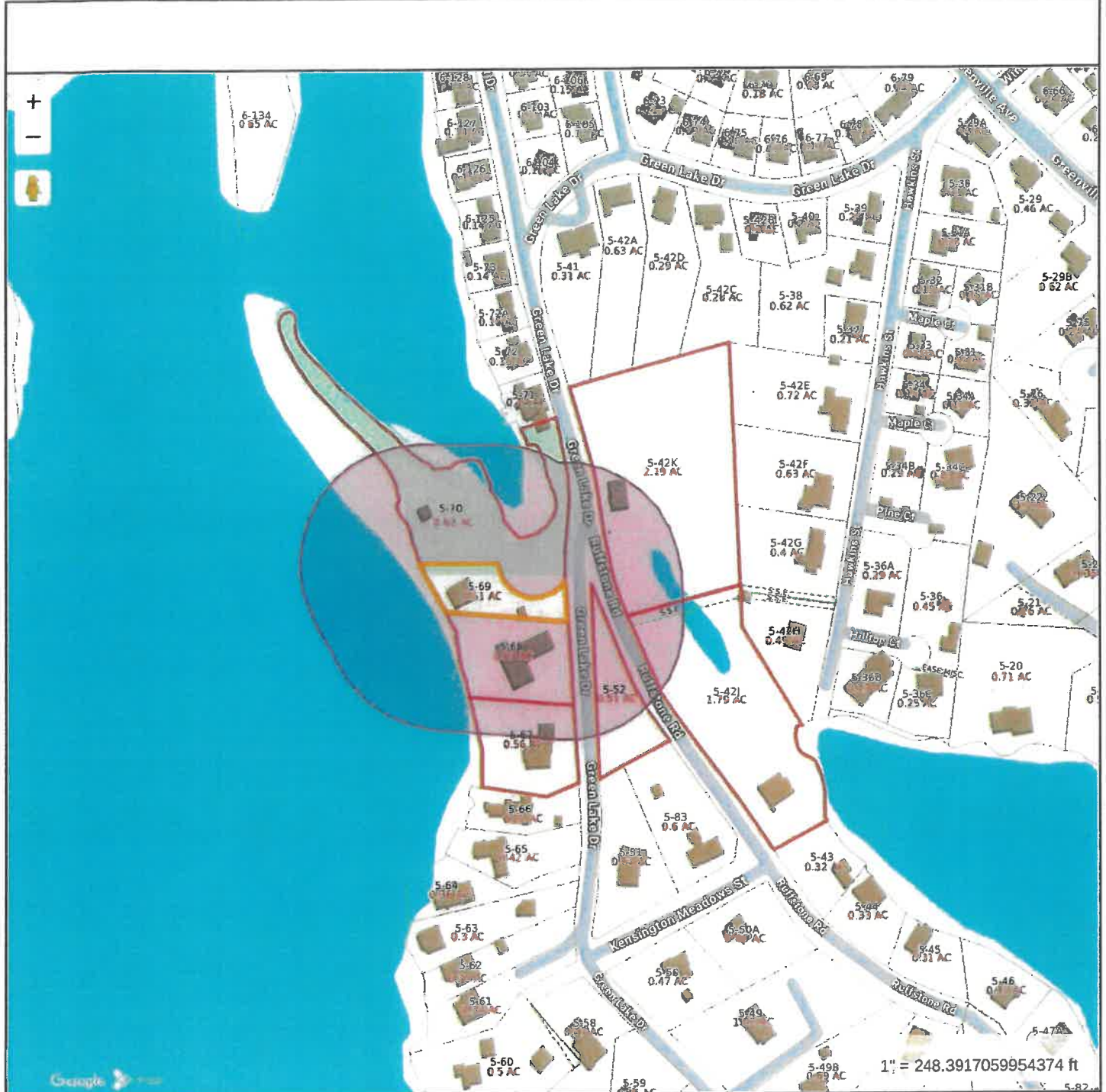
Attachments



printablemap-properties.pdf,

printablemap-properties.pdf

Uploaded by Frank D'Andrea on Jan 21, 2026 at 10:44 AM



Property Information

Property ID 281
Location 31 GREENLAKE DR
Owner IZZARD MICHELLE



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Smithfield, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/2025
 Data updated Daily

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

Town of Smithfield, RI Abutters Report

200ft. Abutters of Property 281 at 31 GREENLAKE DR

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated Daily.

Abutter	Site Address	Property ID	Owner Address
248 GIULIANI ANTHONY & GRACE ASQUITH	8 RUFFSTONE DR	248	GIULIANI ANTHONY & GRACE ASQUITH 8 RUFFSTONE DRIVE GREENVILLE, RI 02828
249 GOODE THERESA T	28 GREENLAKE DR	249	GOODE THERESA T 28 GREENLAKE DR GREENVILLE, RI 02828
263 SMITHFIELD TOWN OF	0 GREENLAKE DR	263	SMITHFIELD TOWN OF 64 FARNUM PIKE SMITHFIELD, RI 02917
279 MANECA JOSEPH A & ROSANN M	35 GREENLAKE DR	279	MANECA JOSEPH A & ROSANN M 35 GREENLAKE DRIVE GREENVILLE, RI 02828
280 PITTS JACK D SR LE	33 GREENLAKE DR	280	PITTS JACK D SR LE 33 GREENLAKE DRIVE GREENVILLE, RI 02828
282 SMITHFIELD TOWN OF	29 GREENLAKE DR	282	SMITHFIELD TOWN OF 64 FARNUM PIKE SMITHFIELD, RI 02917

AFFIDAVIT OF MAILING

I, **TIMOTHY F. KANE**, of the Town of Smithfield, State of Rhode Island, on behalf of the application submitted by Frank D'Andrea for property located at 31 Greenlake Drive, Smithfield, Rhode Island, did, on February 17, 2026, mail notice of the public hearing by first-class mail to all abutting property owners within the required 200' radius.


TIMOTHY F. KANE

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Smithfield, on the 17th day of February, 2026, before me personally appeared **TIMOTHY F. KANE**, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument, by him executed, to be his free act and deed.




NOTARY PUBLIC

My commission expires: 2/20/2029

AFFIDAVIT OF MAILING

I, Frank D'Andrea, on February 17, 2026

On behalf of the application submitted for 3 Greenlake Drive, Greenville RI
(Street Address)

mailed notices by first-class mail to all abutting property owners within the
required radius.

Frank D'Andrea

(Print Name)

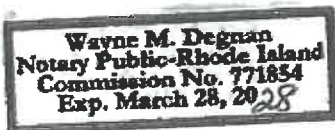
[Handwritten Signature]

(Signature)

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

On this 17th day, of FEBRUARY, 2026, before me, the undersigned notary public, personally appeared FRANK D'ANDREA, personally known to the notary to be the person whose name is signed on the preceding or attached document, and acknowledged to the notary to the notary that he/she signed it voluntarily for its stated purpose.



[Handwritten Signature]

Notary Public:

Commission Expiration: 03/28/2028

