

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

May 6, 2026

The Smithfield Zoning Board of Review will hold public hearings on Wednesday, May 6, 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: April 1, 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 312, Article IV "Vehicle Impact Protection Devices" 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

26-003

Diana Brennan as applicant and Matthew Stith as owner of property located at 7 Orchard Avenue, listed as Assessor's Plat 53 Lot 56 seek a Special Use Permit under § 4.3.A.4.B and 4.4. A.4.B (Chickens and Other Domesticated Fowl) to own chickens in an R-20 district.

26-004

Nate Aiello as applicant and 375 Putnam Pike LLC as owner of property located at 375 Putnam Pike, listed as Assessor's Plat 36 Lot 17 seek to amend a previously granted resolution (case # 25-12) to allow outdoor seating 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 Hearings: 25-023, 26-003, 26-004



Smithfield Zoning Board of Review Meeting Minutes April 01, 2026

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

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

Members Absent: None

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 March 04, 2026.

Motion to APPROVE the March 04, 2026 Zoning Board of Review Minutes as amended: Vice Chairman, John Hunt

Motion seconded: Linda Marcello

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

Voting to deny the motion: None

Voting to abstain: None

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

Richard Lonks as applicant and Patrick and Joan Reddy as owner of property located at 5 Calderwood Drive, listed as Assessor's Plat 44B Lot 64 seek a Special Use Permit under §4.3.A.4.B.4.4.A.4.B Fowl (Chickens and Other Domesticated Fowl) to construct a chicken coop in an R-20 district.

Motion made to ACCEPT exhibit A - Breed of Chicken: Brian Thalmann

Motion seconded: Linda Marcello

Voting to approve the motion: Chairman, Richard Leveille
Vice Chairman, John Hunt
Linda Marcello
Brian Thalmann
Peter Carnevale

Voting in Opposition: None

Voting to Abstain: None

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

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 Special Use Permit as applied with conditions: Brian Thalmann

Motion seconded: Linda Marcello

Vote indicated by Roll Call to approve the motion: Chairman, Richard Leveille
Vice Chairman, John Hunt
Linda Marcello
Peter Carnevale

Voting in Opposition: Brian Thalmann

Voting to Abstain: None

Recused: Ed Civito
Frank Smith

The vote on the motion being 4 – 1, the motion carried.

Respectfully submitted,

Sharon Gilmore, Zoning Board Clerk



Record No: Z-26-3

Zoning Board of Review
Application

Status: Active

Submitted On: 3/20/2026

Primary Location

7 ORCHARD AVE
Smithfield, RI 02828

Owner

STITH MATTHEW J
7 ORCHARD AVE GREENVILLE,
RI 02828

Applicant

Diana Brennan
 401-323-5692
 ditribal@gmail.com
 7 Orchard Ave
Greenville, RI 02828

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*

Diana Brennan

Who is Submitting this Application?*

Owner

Location for Application

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

Property Location Type*

Physical Address

Address*

7 Orchard Ave

City/Town*

Greenville

Type of Application

Application Type*

Special Use Permit

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

SMITHFIELD ZONING ORDINANCE, ARTICLE 4 ENTITLED, "USE REGULATIONS,"
SECTIONS 4.3 AND 4.4.A-4 ENTITLED, "ANIMAL RAISING, NON-COMMERCIAL,
OUTDOOR."

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

Request for Special Use Permit per the above sections.

Existing Lot Specifications

Current Use of Premises*	Lot Area*
Residential	0.28
Lot Frontage*	Lot Depth*
99.98	100

Existing Buildings & Structures


Type of Building or Structure	Square Footage
Primary Residence	1218

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*

 Diana Brennan
Mar 20, 2026

Administrative Information

Hearing Date 

Hearing Time 

—

Relief Sought 

Attachments



200" Radius Map & Abutters List with Plat & Lot

7Orchard_Abutters.pdf

Uploaded by Diana Brennan on Mar 20, 2026 at 8:31 AM



Floor Plans & Elevations with dimensions of proposed structure to scale

7Orchard_SitePlan.pdf

Uploaded by Diana Brennan on Apr 2, 2026 at 5:36 PM

AN ORDINANCE AMENDING THE SMITHFIELD ZONING ORDINANCE, ARTICLE 4 ENTITLED, "USE REGULATIONS," SECTIONS 4.3 AND 4.4.A-4 ENTITLED, "ANIMAL RAISING, NON-COMMERCIAL, OUTDOOR." THIS ORDINANCE ALSO AMENDS THE SMITHFIELD CODE OF ORDINANCES, CHAPTER 126-3 ENTITLED "PERMITTED DISPOSAL OF DEAD ANIMALS."

Summary Explanation

This ordinance amends Article 4, §4.4.A-4 to clarify and consolidate the Town's standards for non-commercial outdoor animal raising.

1. It retains §4.4.A-4.A — Animals (large animals such as horses and similar livestock) without substantive change other than conforming cross-references.
2. It strikes the prior small-animal language and replaces it with a single, consolidated subsection §4.4.A-4.B — Fowl (Chickens and Other Domesticated Fowl).
3. It adopts objective, enforceable standards for fowl through Tables A-4-1 (Maximum Number by Lot Size), A-4-2 (Minimum Setbacks), and A-4-3 (Minimum Space & Housing), and clarifies measurement and definitions (including "fowl," "rooster," and application per zoning lot).
4. It clarifies dual applicability and roles: activities regulated in §4.4.A-4 are subject to both the Smithfield Animal Control Ordinance and the additional limitations and regulations in this section; the Zoning Official enforces §4.4.A-4, and the Animal Control Officer enforces the Animal Control Ordinance.
5. It makes conforming edits to the Table of Uses (Section 4.3) to reflect the updated fowl subsection and district permissions.

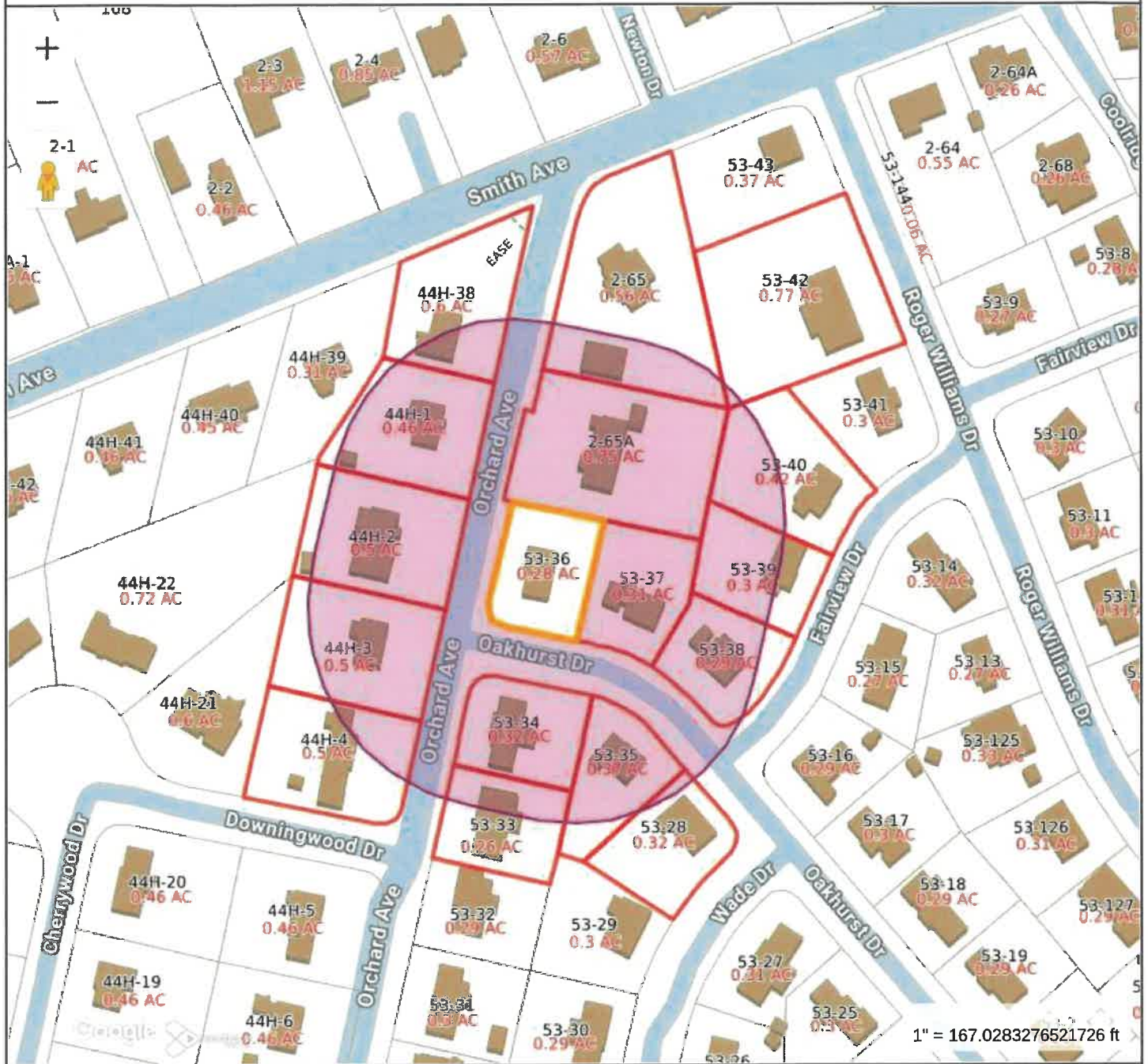
Notes: The prior phrase "Other Species" is deleted; there is no separate "small species" subsection. The subsection lettering is (A) Animals and (B) Fowl (Chickens and Other Domesticated Fowl), consistent with Article 4 formatting.

THE TOWN OF SMITHFIELD HEREBY ORDAINS:

Section 1. Amendment to Article 4, "Use Regulations," Section 4.3, "Table of Uses."

Article 4, "Use Regulations," Section 4.3, "Table of Uses," of the Smithfield Zoning Ordinance is hereby amended by replacing the existing entry for "A-4 Animal Raising, Non-Commercial, Outdoor" with the following revised entries. (Additions shown in underline; deletions shown in strikethrough.)

7 Orchard Ave - Abutters



Property Information

Property ID 7773
Location 7 ORCHARD AVE
Owner STITH MATTHEW J

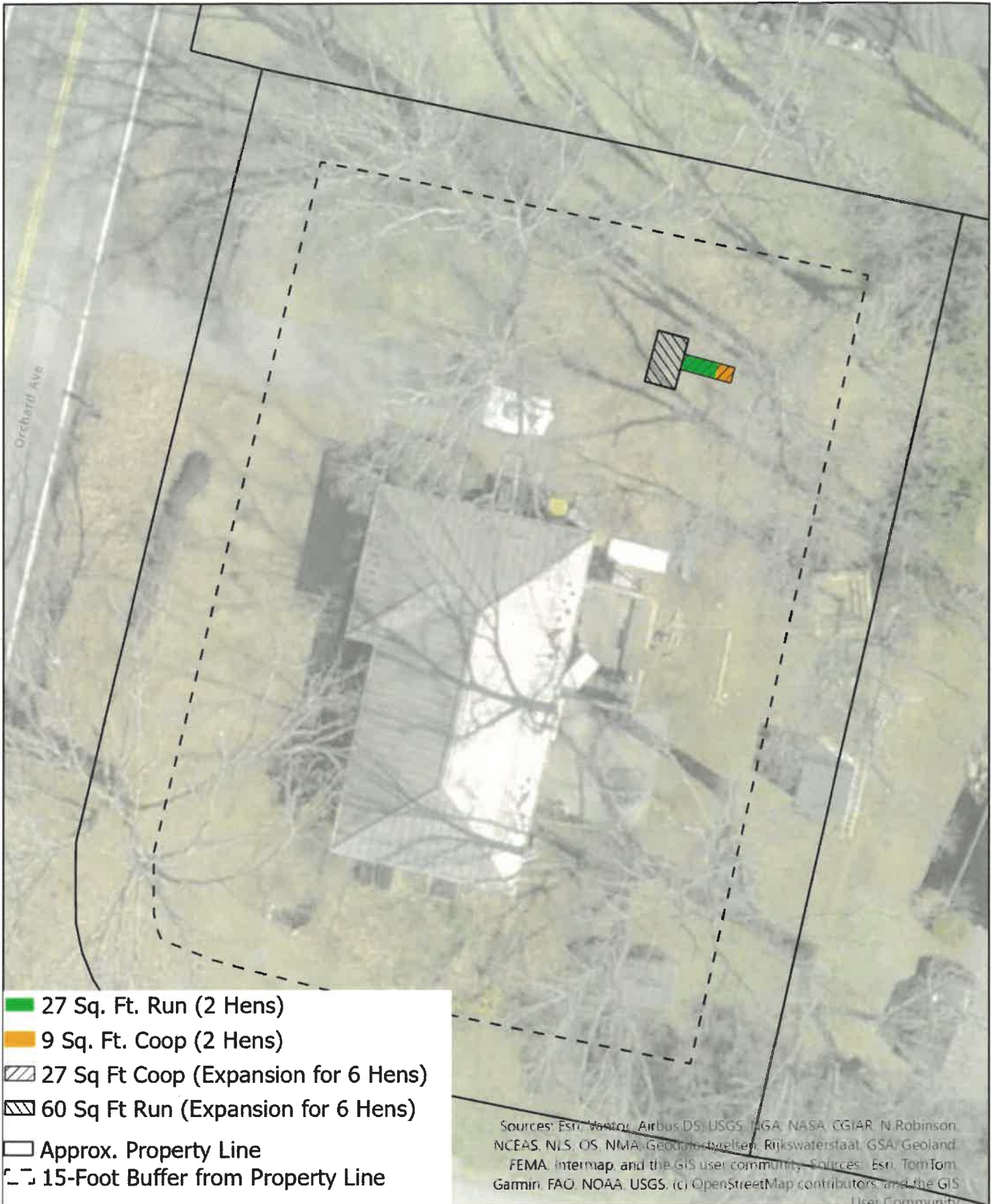


MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

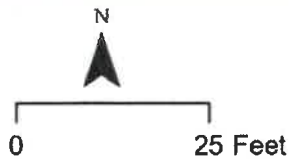
Town of Smithfield, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/2025
 Data updated Daily

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



Site Plan - Chicken Coop and Run
 7 Orchard Ave, Smithfield, RI



Plan for Keeping Hens - 7 Orchard Ave

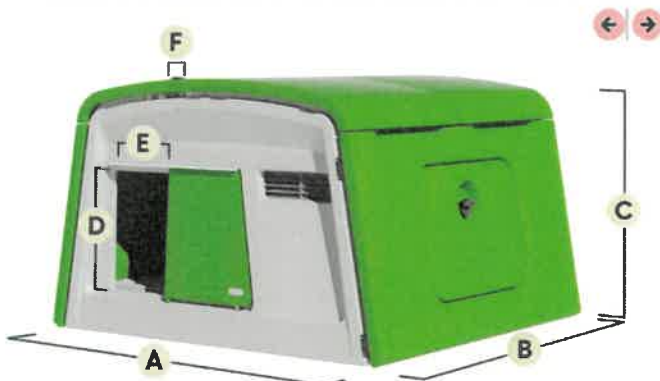
The homeowner will meet the requirements set forth in §4.4 of the Zoning Ordinance.

No roosters will be kept on the property.

Per Table A-4-1, the maximum number of hens allowed for our property is 6. We plan to have 4.

Per Table A-4-2, we will maintain the required setbacks of 15 feet from the property lines and 25 feet from abutting dwelling (see site plan). Coop will be located in the back yard.

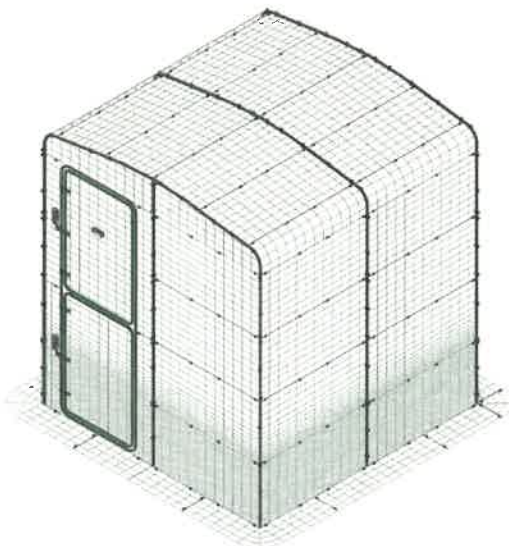
Per Table A-4-3, our coop and run dimensions will be suitable for 4 hens. We will use two elevated Eglu Omlet Cube coops, each with 9 square feet of area, for a total of 18 square feet of indoor space. Our run will consist of an attached Eglu 9ft long run (27 square feet) and a 6x6ft walk-in run (36 square feet) made by Eglu or a comparable brand, as shown in the images below. This will provide 63 square feet of outdoor space. We chose these models for their security against predators, well-designed ventilation, and ease of access for cleaning and maintenance. The plastic coop and droppings tray are easy to wipe clean and keep sanitary. Deep bedding in the run will keep odors down and will be raked out for composting at least weekly. (Details on composting can be found below.)



- A 3FT 3IN
- B 3FT 1IN
- C 2FT 2IN
- D 12IN
- E 8IN
- F 4.5IN



- A 5FT 1IN
- B 10FT 6IN
- C 3FT 10IN



General Housing and Care Requirements will all be followed.

The Eglu Omlet Cube and run are secure, ventilated, weather proof, and provide protection from predators and rodents. The run is constructed of heavy duty wire, the upper half of which is 1" x 2.8" mesh and the lower half of which is 0.5" x 2.8" mesh. We will supplementally wrap the run in hardware cloth to further reduce risk of rodent entry. The doors are tight fitting, the run door overlaps tightly with the wire mesh of the run, and the door into the coop is automatic and custom molded to fit the coop. A perimeter barrier (buried hardware cloth) will be used to deter burrowing.

Feed will be stored in a galvanized steel, sealed, rodent resistant container (see attached pdf). The feeder used will have a port system to minimize spillage and rodent-proof covers/caps will be placed on the feeder ports at night. A nipple water system will be used to eliminate spillage and avoid standing water.

The area within 3 feet of the coop and run will be kept clear of brush, weeds, clutter, etc. to allow for efficient inspection and reduce rodent shelter. Should any rodent activity be detected, we will take appropriate measures including further securing the coop, feed, water, etc. and contracting with a licensed pest control professional as needed. DeBug Pest Control and Lincoln Pest Control are two local companies we have identified as contact should this situation arise.

As previously mentioned, the coop is an easy-to-clean model and will be washed down weekly. Bedding and manure will be composted in a closed container at least 20 feet from the property line. Compost will be managed to avoid attracting pests. The compost container we will use is the FreeGarden™ EARTH Compost Bin sold by Smithfield DPW. We chose this because it is both enclosed and rodent resistant. We will further protect against rodent entry by placing hardware cloth under the bin to prevent burrowing. Details on this model can be found in the attached pdf.

The coop, run, feed storage, and composting areas will be inspected regularly for any sign of rodent activity.

The fowl will be kept in a way that keeps things tidy, attractive, and odor-free for neighbors. No outdoor slaughtering / slaughtering visible from neighboring properties will occur. No commercial sales of eggs, meat, etc. will occur.

We will comply with all the zoning ordinance regarding enforcement, disposal of dead animals, and cruelty to animals.

Regarding noise, I was able to find a reference that states "Laying hens—at their loudest—have about the same decibel level as human conversation (60 to 70 decibels)." (Chris Erchull, A Hen in the Parlor: Municipal Control and Enforcement of Residential Chicken Coops (2013)

<https://digitalcommons.law.wne.edu/cgi/viewcontent.cgi?article=1000&context=writingcomp>).

Wanting to err on the quiet side out of respect for our neighbors, we will seek breeds of "average" or lower noise level.

appropriate measures including further securing the coop, feed, water, etc. and contracting with a licensed pest control professional as needed.

The coop is an easy-to-clean model and will be washed down weekly. Bedding and manure will be composted in a closed container at least 20 feet from the property line. Compost will be managed to avoid attracting pests.

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QUALITY

BEHRENS

EST. METALWARE 1911

MINNESOTA

HOME PRODUCTS COLLECTIONS SUSTAINABILITY ABOUT CAREERS
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Home / Pet Cans, Galvanized Trash / Utility Cans, Galvanized Cans / 31 Gallon Galvanized Steel Utility / Trash Can with Lid



31 GALLON GALVANIZED STEEL UTILITY / TRASH CAN WITH LID

Ideal Uses:

- Trash
- Yard Waste
- Large pet food storage (approximate hold capacity is up to 100 lbs*)
- Livestock Feed Storage (approximate hold capacity is up to 100 lbs*)
 - (Hold capacity may vary)
- And more!

Features:

- Built with the highest quality galvanized steel
- It is durable and made to last
- Has an offset bottom to keep the can off the ground
- Includes durable wire handles for easy portability
- State of the art patented Infinity Lid



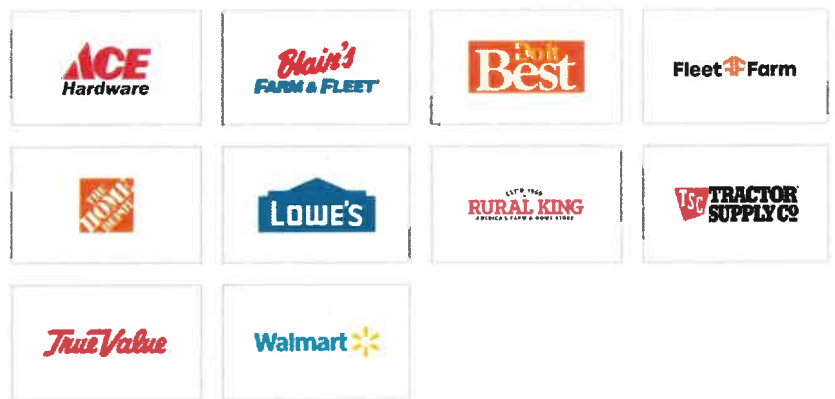
Behrens website uses cookies to provide you with the best browsing experience. Find out more or adjust your settings. ACCEPT

Made in the USA may contain globally sourced materials

- Individual product dimensions account for Can and Lid together

Not included but recommended: Don't forget your Comfort Grips to save your hands from a heavy can. Available in various colors. [View Comfort Grips](#)

Product is available through one of our retail partners



SKU: 00113K

Categories: [Galvanized Trash / Utility Cans](#), [Pet Cans](#), [Galvanized Cans](#)

Description

Additional information

Dimensions

Videos

Description

31-Gallon Galvanized Steel Trash / Utility Can with Infinity Lid

STOCK #: 1270K

The **USA-made** 31-gallon galvanized steel trash can delivers **superior durability** and **long-term performance**. Indeed, it's the ultimate outdoor garbage can and dry storage solution for your garage, shed, or yard—furthermore, it is a **stronger, weather-resistant** alternative to plastic.

...to last. Constructed from highest quality galvanized steel construction for guaranteed durability.

- **All-Weather Protection:** In addition to durability, it features a **tight-fitting, waterproof lid and is rodent-proof.**
- **Designed for Durability:** Crucially, an **offset bottom** elevates the can off the ground, effectively **preventing rust and wear.**
- **Easy Portability:** Moreover, it includes **durable wire handles for easy carrying.**
- **Versatile Storage:** As a result, this can is ideal for trash, yard waste, or storing bulk pet food and livestock feed (holds up to approx. 35 lbs. in this size*).
- **Eco-Friendly:** Finally, it is **100% Recyclable.**

Available Sizes: 6-gallon, 10-gallon, 20-gallon, and **31-gallon** capacities.

Comfort Grips

Want a better grip? Then add Behrens patented **Comfort Grips** for totally hand-saving protection.

Rest assured. No Prop65 warning required. The safety of Behrens products is **verified through extensive testing.** Built for Now and made to Last.

[View Comfort Grips](#)

Eco-Friendly by Design: Choosing 100% Galvanized Steel

Behrens' dedication to the environment begins with our material choice. Most of our products are made from **100% galvanized steel**, the **most recycled material on the planet.**

We embrace the circular economy: when a metal product reaches the end of its long life, the material is simply collected and recycled, maintaining its strength and properties for endless reuse. To close the loop completely, **100% of the scrap generated in our manufacturing process** is returned to be converted into new steel.

Compost bin is a superb amendment for lawns & gardens

Gardeners save money making their own soil amendment

Compost use produces healthier results

Use of a compost bin supports self management of kitchen and yard residuals

Composting offers the opportunity for reduced collection and disposal costs

Backyard composting is a effective and economical organics diversion solution



FreeGarden™ EARTH

The FreeGarden™ EARTH compost bin is an efficient, durable, and economical tool that saves municipalities money and provides many benefits for homeowners and gardeners.

Manufactured of 100% recycled content, its single-unit main body construction means no difficult assembly, and no structural integrity issues in extreme weather conditions.

The animal and pest resistant lid twists for variable ventilation control, and covers a large 20.25" (51.43 cm) opening that offers easy, generous access to add material and maintain the pile.

FreeGarden™ EARTH compost bins fit easily in the back seat of a regular sedan for easy transport.

Backyard composting is an effective and economical organics diversion solution. The FreeGarden™ EARTH is available to organizations and municipalities as a bulk order or through our customized one day truckload sale distribution program to the public engages the community in achieving your organization's goals for a healthy environment.

	US	Metric
Capacity	11 feet ³	311.5 litres
Height	33 inches	83.8 cm
Width	31 inches	78.7 cm
Lid/opening (<i>diameter</i>)	20.25 inches	51.43 cm

Lower body vents and top twisting lid for variable airflow

Offset, sliding: 12" h x 16" w

330 lbs/pallet | 150 kg/pallet

20 per pallet

69 pallets x 53' trailer = 1380

4 screw pegs, backyard composting manual

Sticker/hotstamp branding and custom colors available



Contact
Basil Thompson
Office 1 877-634-9777
Cell 415-413 0642, 416-317-3398

www.enviroworld.net

International Headquarters
7003 Steeles Ave. W., Unit 6
Toronto, ON Canada M9W 0A2
Tel 416-674-0033 Fax 416-679-0368

Enviro World



**Town of Smithfield
Zoning Board of Review**

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

April 22, 2026

Diana Brennan as applicant and Matthew Stith as owner of property located at 7 Orchard Avenue, listed as Assessor's Plat 53 Lot 56 seek a Special Use Permit to own chickens.

A public hearing on this application has been scheduled for Wednesday, May 6, 2026 at 6:00 PM, at Smithfield Town Hall, 64 Farnum Pike

By Order of the Zoning Board of Review

Richard Leveille
Chairman

NOTE: Interested parties may be represented by counsel/provide expert witness at such Zoning Board hearings.....

Please also note that the application and documents in regard to this case are on file for public inspection in the office of the Town of Smithfield's Building Official, address listed above.

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.

AFFIDAVIT OF MAILING

I, Diana Brennan, on April 20, 2026
On behalf of the application submitted for 7 Orchard Ave
(Street Address)

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

Diana Brennan
(Print Name)

Diana Brennan
(Signature)

STATE OF RHODE ISLAND
COUNTY OF Providence

On this 20th day, of April, 2026, before me, the undersigned notary
public, personally appeared Diana Brennan, 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.



[Signature]
Notary Public:

M 117070

ID	Site Address	Owner	Owner Ad	Owner Cit	Owner Sta	Owner Zip
97	1 ORCHARD AVE	CURIS EDWARD J	1 ORCHAF GREENVILL RI			02828
98	5 ORCHARD AVE	TELLA GARY M & LAURA A	5 ORCHAF GREENVILL RI			02828
5332	4 ORCHARD AVE	KENNEDY BARBARA A & DALE T	4 ORCHAF GREENVILL RI			02828
5333	6 ORCHARD AVE	KATSIOS ELENI	6 ORCHAF GREENVILL RI			02828
5334	8 ORCHARD AVE	PAYNE EDWARD IV	8 ORCHAF GREENVILL RI			02828
5335	10 ORCHARD AVE	GIZZARELLI ALBERT S SR & SHARON A	10 ORCHAF GREENVILL RI			02828
5370	2 ORCHARD AVE	LIBUTTI MARK A	2 ORCHAF GREENVILL RI			02828
7765	6 OAKHURST DR	LILLY CRISTINA M M & DANIEL M	6 OAKHUF GREENVILL RI			02828
7770	11 ORCHARD AVE	LEONE NICHOLAS S & ELENA M	11 ORCHAF GREENVILL RI			02828
7771	9 ORCHARD AVE	MENATIAN STEVE	9 ORCHAF GREENVILL RI			02828
7772	4 OAKHURST DR	STADNICK PATRICIA H	35 FACTO GREENVILL RI			02828
7774	3 OAKHURST DR	BARDALES JULIO	3 OAKHUF GREENVILL RI			02828
7775	5 OAKHURST DR	BRENDA M MACHON TRUST AGRMNT	5 OAKHUF GREENVILL RI			02828
7776	9 FAIRVIEW DR	GRENGA EILEEN M ET AL	9 FAIRVIE GREENVILL RI			02828
7777	7 FAIRVIEW DR	SCOTT ANDREW	7 FAIRVIE GREENVILL RI			02828
7779	4 ROGER WILLIAMS DR	ROBITAILLE THOMAS V & GERALDINE	4 ROGER GREENVILL RI			02828



Record No: Z-26-4

Zoning Board of Review Application

Status: Active

Submitted On: 3/26/2026

Primary Location

375 Putnam Pike Unit 14 - UNCOMMON PAIR BREWERY
Smithfield, RI 02917

Owner

375 Putnam pike, llc
putnam pike 375
smithfield, ri 02917

Applicant

Nate Aiello
 443-569-2179
 info@uncommonpairbrewing.com
 446 Central Street
Harrisville, RI 02830

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*

Nathan Aiello

Who is Submitting this Application?*

Other

Other Relation Description*

Lessee

Owners Name*

375 Putnam pike, llc

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*

Address*

Physical Address

375 Putnam Pike

City/Town*

Smithfield

Type of Application

Application Type*

Amendment to a previous decision.

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

Amend A Previous Decision. Decision File (25-12) Delete a portion of subject to condition d.

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

Outside seating area/serve alcohol (beer)

Existing Lot Specifications

Current Use of Premises*

Lot Area*

Commercial/ Industrial

1200

Lot Frontage*

Lot Depth*

13

23

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*

 Nathan Aiello
Mar 26, 2026

Administrative Information

Hearing Date 

Hearing Time 

—

Relief Sought 

Attachments



200" Radius Map & Abutters List with Plat & Lot

printablemap-properties.pdf

Uploaded by Christopher Gentile on Apr 7, 2026 at 3:27 PM



Floor Plans & Elevations with dimensions of proposed structure to scale

Uncommon Pair outdoor space.pdf

Uploaded by Nate Aiello on Apr 1, 2026 at 10:08 AM



printablemap-properties.pdf

printablemap-properties.pdf

Uploaded by Christopher Gentile on Apr 7, 2026 at 3:27 PM



375 Putnam -Uncommon Pair list of abutters.pdf

375 Putnam -Uncommon Pair.pdf

Uploaded by Christopher Gentile on Apr 7, 2026 at 3:30 PM



TOWN OF SMITHFIELD

ZONING BOARD OF REVIEW

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

Richard Leveille, Chairman

John Hunt, Vice Chairman

OWNER/ APPLICANT: Nathan Aiello, as applicant, and 375 Putnam Pike, LLC, as owner

DATE: June 4, 2025

FILE NO.: 25-12

**A RESOLUTION GRANTING DIMENSIONAL VARIANCES AND A USE VARIANCE
AT ASSESSOR'S PLAT 36 LOT 17**

WHEREAS, a meeting of the Smithfield Zoning Board of Review was held on June 4, 2025, wherein the instant application was considered;

WHEREAS, Nathan Aiello, as applicant, and 375 Putnam Pike LLC, as owner of a property located at 375 Putnam Pike, Smithfield, listed as Plat 36 Lot 17, located in a Planned Development Zone, filed an application with the Smithfield Zoning Board of Review seeking a Use Variance under sections 4.3.F.6 and 4.4.F.6 "Microbrewery" in order to operate a nano brewery;

WHEREAS, a public hearing on this application was held by the Smithfield Zoning Board of Review at its June 4, 2025 meeting, after due and public notice as provided under the Smithfield Zoning Ordinance and the Rhode Island General Laws with the appropriate notices and affidavit of mailing being part of the record;

WHEREAS, all members of the Smithfield Zoning Board of Review viewed or had the opportunity to view the property before the public hearing;

WHEREAS, at the hearing all those who desired to be heard were heard and their testimony recorded by video, tape and/ or stenographic means;

WHEREAS, the Board accepts and incorporates into the record all documents submitted for application;

WHEREAS, the Board accepts and incorporates into the record the stenographic or audio or video recording for which this hearing was conducted;

WHEREAS, Nathan Aiello, after being duly sworn, appeared for the applicant to explain his project with a close friend who he has a strong interest in brewing beer; whereby he explained that he wants to open a nano brewery which is much smaller than a microbrewery but the Town's zoning ordinance does not contemplate a nano brewery;

WHEREAS, he seeks a Use variance to be allowed to operate a nano brewery; he explained that it involves brewing beer but on a smaller scale and that he and his partner are trying their love of beer making in a limited retail fashion to start small, they plan to sell the beer they brew and sell it only on the premises;

WHEREAS, the hours would be Friday to Sunday about 11am until 8pm depending on how busy they are, the beer will be served by a tap only; the seating will be for 29 but accommodate to 35 seats once approved by the fire marshal, and any food sold will be pre-packaged items such as chips, water, and soda as there is not any kitchen for prepared meals;

WHEREAS, the Board noted the closeness of the entrance to the parking for which the applicant stated they will be speaking with the owner about bollards and the applicability of any Town Ordinance on bollards;

WHEREAS, Mr. Aiello explained the process for brewing and the pre-treatment plans for brewing; he explained there will be an air vent but, in his experience, this will not cause a fowl smell for neighboring businesses;

WHEREAS, Mr. Aiello stated that this location has been vacant for a year and with limited interest he and his partner felt that it would be a good fit to open in this location;

WHEREAS; the Board opened the application hearing to the public and there as not anyone present to speak in favor of or against this application;

WHEREAS, without any comment, the public hearing was closed;

WHEREBY, the Board finds and determine as facts, in addition to the above, that evidence has been entered into the record of the proceeding, both documentary and testimonial, showing that:

1. The hardships from which the applicant seeks relief is due to the unique characteristics of the subject land and structure and is not due to the general character of the surrounding area and is not due to the physical or economic disability of the applicant which is supported by the following findings

a) the evidence demonstrates that this unit is located in a difficult area which makes accessibility difficult at times;

Recently Enacted New State General Law:

2. The hardships are not the result of any prior action of the applicant;
 - a) the applicants are intending to lease the unit and have not been involved in creating any hardship at this property;

Recently Enacted New State General Law:

3. The granting of the requested dimensional variance will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan upon which the ordinance is based;

- a) the Board accepts that it is familiar with the location of this property and finds that a business use on Putnam Pike within an overall large commercial complex supports the current and existing character;

4. This standard is deleted.

5. The Board finds and determines, in addition to the above, that evidence has been entered into the record of the proceeding, both documentary and testimonial, showing that:

- a. The hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief; for which the Board applies such standard to the applicant since the appellant seeks the variance; in doing so the Board finds that denial would negate the owners reasonable request to make the most beneficial use of this property and operate a nano brewery as compared to microbreweries, this application would have less of a footprint to the overall operation between the two types; and

- b. In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance. Nonconforming use of neighboring land or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance; for which the Board finds that the evidence establishes that the unit has been vacant for quite some time without a tenant and this Use is a reasonable request for this specific area;

NOW THEREFORE BE IT RESOLVED by **unanimous** vote of the Smithfield Zoning Board of Review that the application by the Applicant is hereby APPROVED AS APPLIED in that the Owners/ Applicant are **GRANTED**

- 1) a USE VARIANCE to operate a nano brewery; and a
- 2) Dimensional Variance so that there are not any outside sales requirements;

SUBJECT TO AND CONDITIONED UPON

- a. the only alcohol that can be sold is the beer brewed on the premise,
- b. the only sale of food shall be pre-packaged food,
- c. hours of operation shall be consistent with the evidence stated, and

d. the applicant shall return to the Zoning Board if it seeks to perform any outside sales of beer or if it seeks to have any type of outside seating/ drinking

BE IT FURTHER RESOLVED that the Building Official of the Town of Smithfield is hereby authorized to issue the necessary permits and to enforce the terms and conditions of this Resolution.

BY ORDER OF THE SMITHFIELD
ZONING BOARD OF REVIEW



Richard Leveille, Chairman

APPLICATION APPROVED
BY A VOTE OF 5 – 0

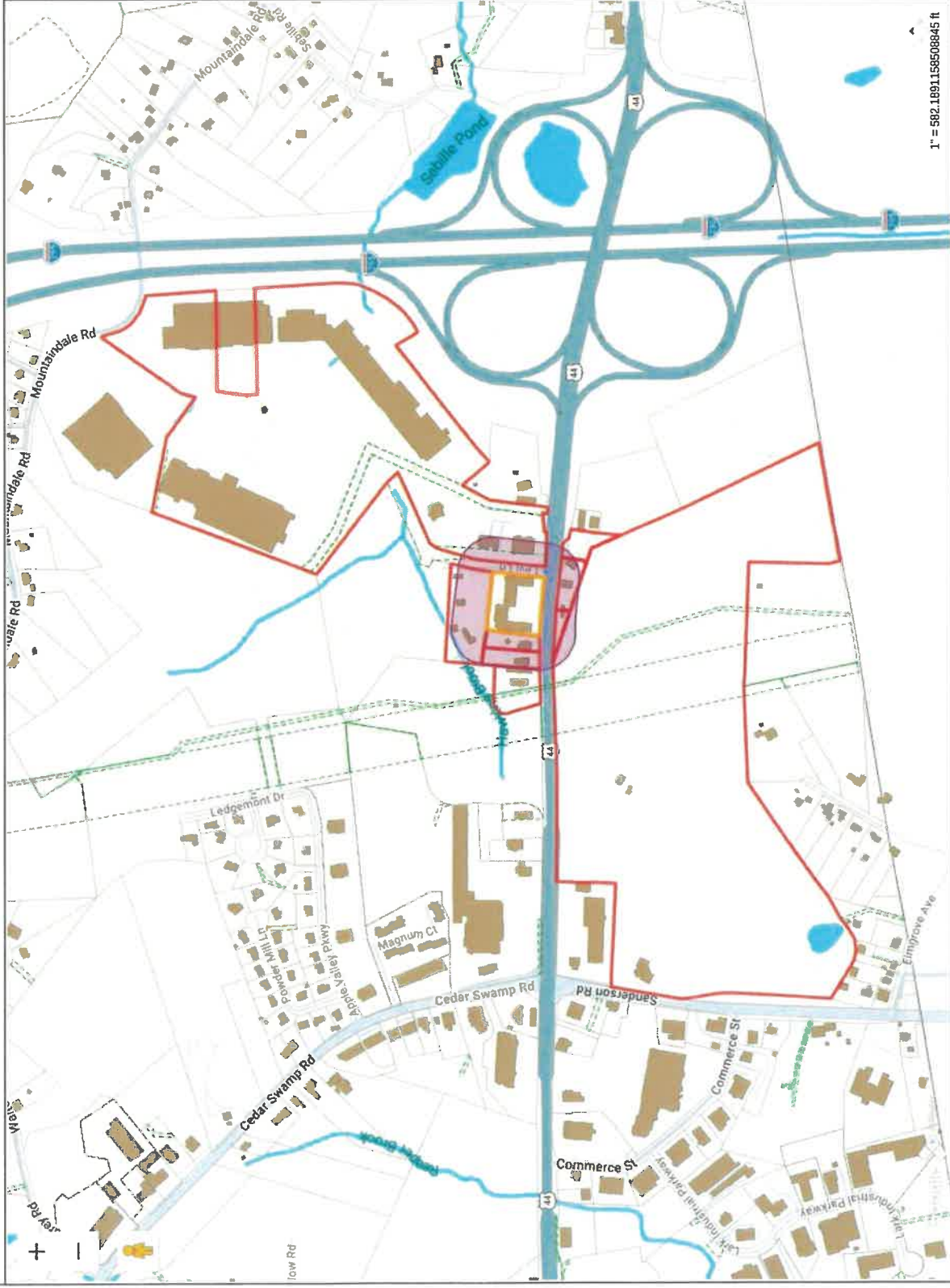
FOR: Chairman Richard Leveille, Vice-Chair John Hunt, Edward Civito,
Linda Marcello, Frank Smith

AGAINST: None

ABSTAINED: None

THIS DECISION WILL BE PUBLICALLY POSTED IN
A VISIBLE LOCATION IN THE TOWN HALL FOR
A PERIOD OF TWENTY DAYS COMMENCING

July 3, 2025



Property Information
 Property ID 3438
 Location 375 PUTNAM PIKE
 Owner 375 PUTNAM PIKE LLC



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

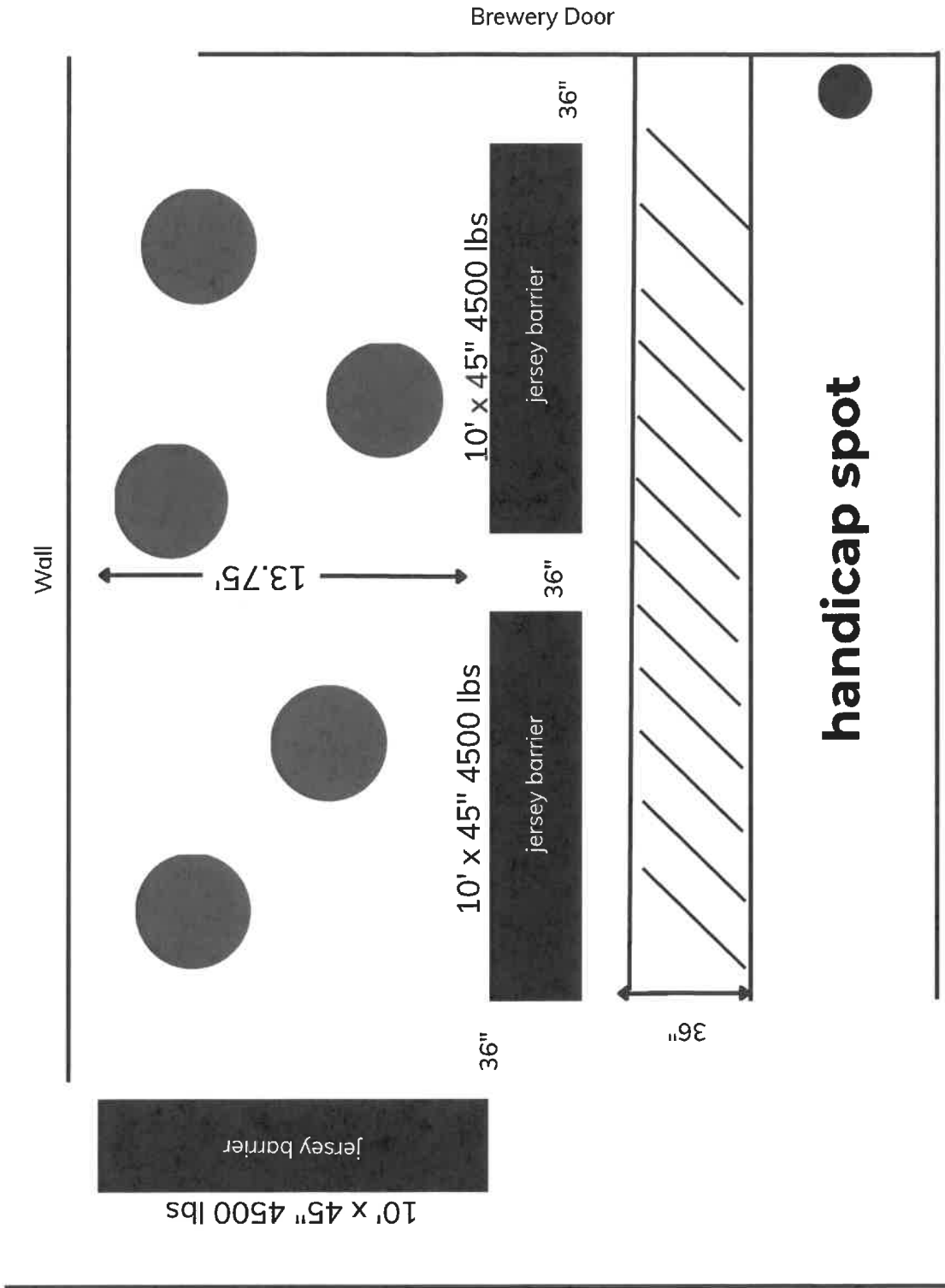
Town of Smithfield, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/2025
 Data updated Daily

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

1" = 562.1891158508645 ft

levi st



Town of Smithfield, RI Abutters Report

**200ft. Abutters of Property 3438
at 375 PUTNAM PIKE**

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.

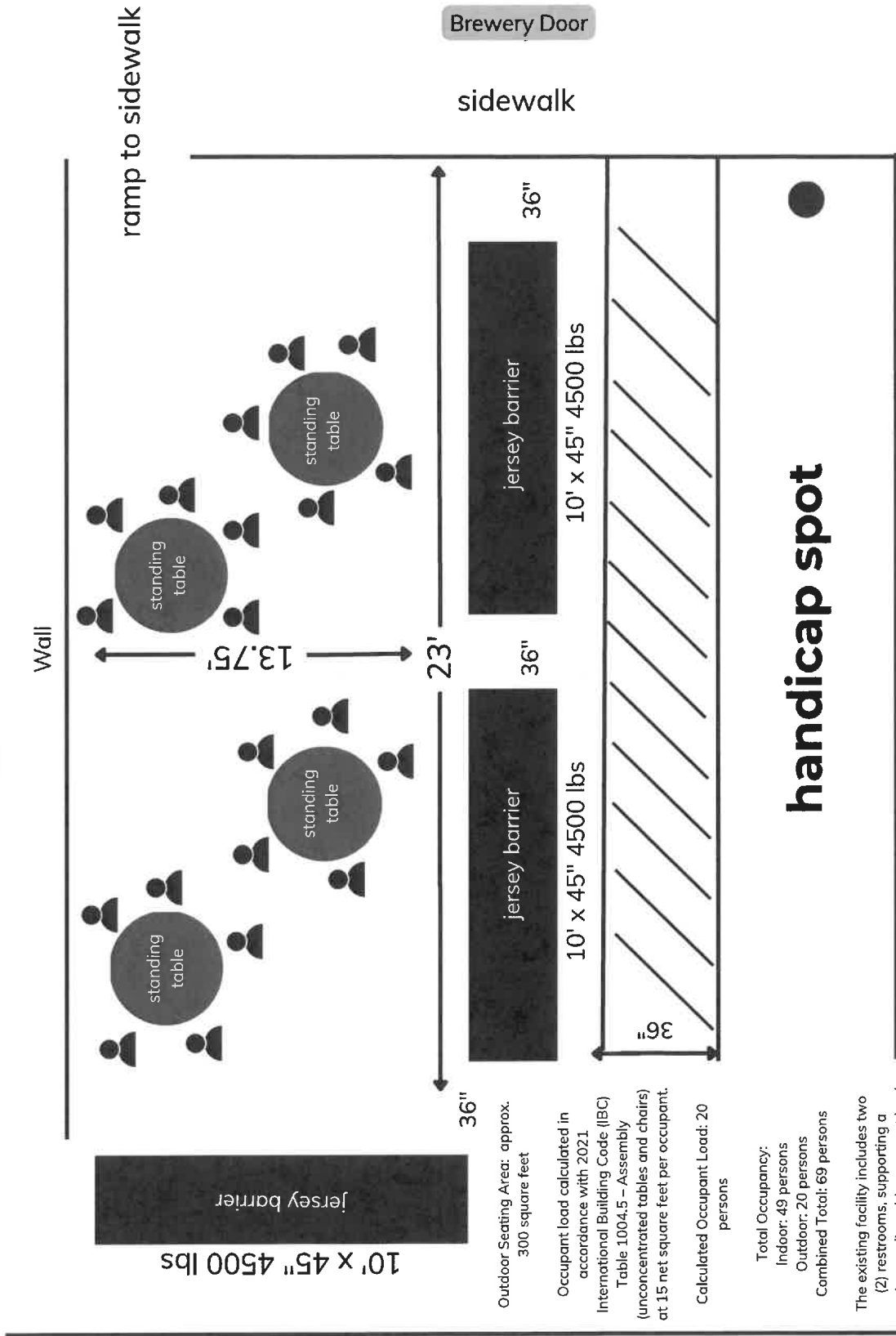
Abutter	Site Address	Property ID	Owner Address
3428 GLOBAL COMPANIES LLC	368 PUTNAM PIKE	3428	GLOBAL COMPANIES LLCC/O ALLIANCE ENERGY LLC/TAX DEPT PO BOX 9161 800 SOUTH ST STE 500 WALTHAM, MA 02454
3429 RONCI REALTY ASSOCIATES LLC	370 PUTNAM PIKE	3429	RONCI REALTY ASSOCIATES LLCCOLBEA ENTERPRISES LLC 20 CEDAR SWAMP RD SMITHFIELD, RI 02917
3430 NARRAGANSETT ELECTRIC CO	374 PUTNAM PIKE	3430	NARRAGANSETT ELECTRIC CO 827 HAUSMAN ROAD ALLEN TOWN, PA 18104
3436 SMITHFIELD REALTY CO	385 PUTNAM PIKE	3436	SMITHFIELD REALTY CO C/O JAMES VENTRIGLIA CPA 145 PHENIX AVENUE 2ND FLOOR CRANSTON, RI 02920
3437 PAWTUCKET CREDIT UNION	379 PUTNAM PIKE	3437	PAWTUCKET CREDIT UNIONATTN: BRIAN REGAN 1200 CENTRAL AVENUE PAWTUCKET, RI 02861
4178 AUDUBON SOCIETY OF RHODE ISLAND	12 SANDERSON RD	4178	AUDUBON SOCIETY OF RHODE ISLAND 12 SANDERSON RD SMITHFIELD, RI 02917

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4290 W/S SMITHFIELD ASSOCIATES OP OWNER LLC	371 PUTNAM PIKE	4290	W/S SMITHFIELD ASSOCIATES OP OWNER LLC 33 BOYLSTON STREET SUITE 3000 CHESTNUT HILL, MA 02467
4464 ALBA PROPERTIES LLC	20 LEVI LANE	4464	ALBA PROPERTIES LLC 20 LEVI LANE SMITHFIELD, RI 02917
4478 JUNIOR REALTY LLC	393 PUTNAM PIKE	4478	JUNIOR REALTY LLC PO BOX 91012 JOHNSTON, RI 02919



10' x 45'' 4500 lbs
jersey barrier

Outdoor Seating Area: approx. 300 square feet

Occupant load calculated in accordance with 2021 International Building Code (IBC) Table 1004.5 - Assembly (unconcentrated tables and chairs) at 15 net square feet per occupant.

Calculated Occupant Load: 20 persons

Total Occupancy:
Indoor: 49 persons
Outdoor: 20 persons
Combined Total: 69 persons

The existing facility includes two (2) restrooms, supporting a maximum allowable occupant load of up to 80 persons.

handicap spot



**Town of Smithfield
Zoning Board of Review**

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

April 22, 2026

Nate Aiello as applicant and 375 Putnam Pike LLC as owner of property located at 375 Putnam Pike, listed as Assessor's Plat 36 Lot 17 seek to amend a previously granted resolution to allow outdoor seating.

A public hearing on this application has been scheduled for Wednesday, May 6, 2026 at 6:00 PM, at Smithfield Town Hall, 64 Farnum Pike

By Order of the Zoning Board of Review

Richard Leveille
Chairman

NOTE: Interested parties may be represented by counsel/provide expert witness at such Zoning Board hearings.....

Please also note that the application and documents in regard to this case are on file for public inspection in the office of the Town of Smithfield's Building Official, address listed above.

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.

