

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

June 3, 2026

The Smithfield Zoning Board of Review will hold public hearings on Wednesday, June 3, 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

Election of officers

The following Meeting Minutes will be considered, discussed, and acted on: May 6, 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

26-005

RoofMasters as applicant and Richard McKenna and Steven Golotto as owners of property located at 4 Log Road, listed as Assessor’s Plat 19 Lot 42 seek a Special Use Permit under § 4.3(I)(7) and 4.4.(I) (7) “Service Industries, Construction Services” to operate a construction service in a Commercial district.

26-006

Michaela and Dante Calise as applicants and owners of property located at 1 Paul Court, listed as Assessor’s Plat 47 Lot 278 seek a dimensional variance to deviate from § 6.2.1(B) “Accessory Uses” to construct a pool cabana in an R-80 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, 26-005, 26-006

Record No: Z-26-5

Zoning Board of Review
Application

Status: Active

Submitted On: 3/26/2026





Primary Location

4 LOG RD
Smithfield, RI 02917

Owner

Richard McKenna and Steven
Golotto
4 LOG ROAD SMITHFIELD, RI
02917

Applicant

 Julissa Arce
 401-274-7200 ext. 6110_
 jarce@apslaw.com
 100 Westminster St
Floor 16
Providence, RI 02903

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*

RoofMasters

Who is Submitting this Application?*

Attorney

Owners Name*

Richard McKenna and Steven Golotto

New Field



Signed Owner Authorization Form f
or Special Use Permit.pdf

Location for Application

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

Property Location Type*

Plat/Lot

Plat*

19

Lot*

42 and 43

Type of Application

Application Type*

Special Use Permit

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

Section 4.3(I)(7) Use Table, Service Industries, Construction Service
Section 4.4(I-7) Construction Service

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

See attached cover letter.

Existing Lot Specifications

Current Use of Premises*

Commercial/ Industrial

Lot Area*

0.49

Lot Frontage*

87

Lot Depth*

178

Existing Buildings & Structures


Type of Building or Structure	Square Footage
Other	4620

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*

 Joelle C. Rocha, Esq.
Mar 26, 2026

Administrative Information









Hearing Date 

Hearing Time 

—

Relief Sought 

Attachments

-  **Cover Letter for Special Use Permit (final).pdf**
Cover Letter for Special Use Permit (final).pdf
Uploaded by Julissa Arce on Mar 26, 2026 at 3:17 PM
-  **01 Existing Site Plan.pdf**
01 Existing Site Plan (Roofmasters Site A-1 3-10-26).pdf
Uploaded by Julissa Arce on Mar 26, 2026 at 3:19 PM
-  **02 Proposed Site Plan and Parking Plan.pdf**
02 Proposed Site Plan and Parking Plan.pdf
Uploaded by Julissa Arce on Mar 26, 2026 at 3:19 PM
-  **03 Proposed Floor Plan.pdf**
03 Proposed Floor Plan.pdf
Uploaded by Julissa Arce on Mar 26, 2026 at 3:19 PM
-  **04 Mailing Labels for 200' Radius for Lots 42 and 43.pdf**
04 Mailing Labels for 200' Radius for Lots 42 and 43.pdf
Uploaded by Julissa Arce on Mar 26, 2026 at 3:19 PM
-  **05 List of Abutters 200' Radius for lots 42 and 43.pdf**
05 List of Abutters 200' Radius for lots 42 and 43.pdf
Uploaded by Julissa Arce on Mar 26, 2026 at 3:19 PM
-  **06 200' Abutter's Map for Lots 42 and 43.pdf**
06 200' Abutter's Map for Lots 42 and 43.pdf
Uploaded by Julissa Arce on Mar 26, 2026 at 3:21 PM
-  **07 Signed Owner Authorization Form for Special Use Permit.pdf**
07 Signed Owner Authorization Form for Special Use Permit.pdf
Uploaded by Julissa Arce on Mar 26, 2026 at 3:21 PM

Record Activity

- Julissa Arce started a draft Record 03/20/2026 at 2:32 pm
- Julissa Arce added file Proposed Foundation and Floor Plan (Permit A-2 v3 3-9-26).pdf 03/20/2026 at 4:23 pm

Julissa Arce added file 200' Abutter's Map for Lots 42 and 43.pdf	03/20/2026 at 4:37 pm
Julissa Arce added file abutters-report lots 42 and 43.pdf	03/20/2026 at 4:37 pm
Julissa Arce added file mapgeo-mailing-labels Lots 42 and 43.pdf	03/20/2026 at 4:37 pm
Julissa Arce removed file 200' Abutter's Map for Lots 42 and 43.pdf	03/20/2026 at 4:46 pm
Julissa Arce removed file Proposed Foundation and Floor Plan (Permit A-2 v3 3-9-26).pdf	03/20/2026 at 4:46 pm
Julissa Arce removed file abutters-report lots 42 and 43.pdf	03/20/2026 at 4:46 pm
Julissa Arce removed file mapgeo-mailing-labels Lots 42 and 43.pdf	03/20/2026 at 4:46 pm
Julissa Arce added file Cover Letter for Special Use Permit (final).pdf	03/26/2026 at 3:17 pm
Julissa Arce added file 01 Existing Site Plan (Roofmasters Site A-1 3-10-26).pdf	03/26/2026 at 3:19 pm
Julissa Arce added file 02 Proposed Site Plan and Parking Plan.pdf	03/26/2026 at 3:19 pm
Julissa Arce added file 03 Proposed Floor Plan.pdf	03/26/2026 at 3:19 pm
Julissa Arce added file 04 Mailing Labels for 200' Radius for Lots 42 and 43.pdf	03/26/2026 at 3:19 pm
Julissa Arce added file 05 List of Abutters 200' Radius for lots 42 and 43.pdf	03/26/2026 at 3:19 pm
Julissa Arce added file 06 200' Abutter's Map for Lots 42 and 43.pdf	03/26/2026 at 3:21 pm
Julissa Arce added file 07 Signed Owner Authorization Form for Special Use Permit.pdf	03/26/2026 at 3:21 pm
Julissa Arce submitted Record Z-26-5	03/26/2026 at 3:23 pm
OpenGov system altered approval step Application Completeness Review, changed status from Inactive to Active on Record Z-26-5	03/26/2026 at 3:23 pm
Julissa Arce added a guest: JRocha@apslaw.com to Record Z-26-5	03/26/2026 at 3:24 pm
Julissa Arce added a guest: jdurand@apslaw.com to Record Z-26-5	03/26/2026 at 3:34 pm

Karen Laboissonniere approved approval step Application Completeness Review on Record Z-26-5	04/09/2026 at 11:31 am
OpenGov system altered approval step Zoning Official Review, changed status from Inactive to Active on Record Z-26-5	04/09/2026 at 11:31 am
OpenGov system assigned approval step Zoning Official Review to Christopher Gentile on Record Z-26-5	04/09/2026 at 11:31 am
Christopher Gentile approved approval step Zoning Official Review on Record Z-26-5	04/14/2026 at 10:56 am
OpenGov system completed document step Application Document on Record Z-26-5	04/14/2026 at 10:56 am
OpenGov system altered payment step Zoning Board Review Fee, changed status from Inactive to Active on Record Z-26-5	04/14/2026 at 10:56 am
OpenGov system completed payment step Zoning Board Review Fee on Record Z-26-5	05/06/2026 at 1:55 pm
OpenGov system altered approval step Zoning Board Hearing Scheduled, changed status from Inactive to Active on Record Z-26-5	05/06/2026 at 1:55 pm
OpenGov system assigned approval step Zoning Board Hearing Scheduled to Karen Laboissonniere on Record Z-26-5	05/06/2026 at 1:55 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
✔ Application Completeness Review	3/26/2026, 3:23:54 PM	4/9/2026, 11:31:47 AM	Karen Laboissonniere	-	Completed
✔ Zoning Official Review	4/9/2026, 11:31:49 AM	4/14/2026, 10:56:50 AM	Christopher Gentile	-	Completed
📄 Application Document	4/14/2026, 10:56:51 AM	4/14/2026, 10:56:51 AM	-	-	Completed
👤 Zoning Board Review Fee	4/14/2026, 10:56:51 AM	5/6/2026, 1:54:59 PM	Julissa Arce	-	Completed
✔ Zoning Board Hearing Scheduled	5/6/2026, 1:55:03 PM	-	Karen Laboissonniere	-	Active
📄 Notice of Public Hearing	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
<input checked="" type="checkbox"/> Zoning Board Decision	-	-	-	-	Inactive
<input checked="" type="checkbox"/> Review of Record	-	-	-	-	Inactive

March 26, 2026

VIA PERMITTING PORTAL

Christopher Gentile
Deputy Zoning Official
Town of Smithfield
64 Farnum Pike
Smithfield, RI 02917

Re: 4 Log Road Smithfield, Assessor's Plat 19, Lots 42 and 43

Dear Mr. Gentile:

This office represents Construction & Disaster Solutions, LLC, d/b/a Roofmasters ("Applicant") in the enclosed Special Use Permit Application for the property located at 4 Log Road Smithfield, Assessor's Plat 19, Lots 42 and 43 ("Property") for change in use from an auto body shop to an office for the Applicant's construction service business under Zoning Ordinance Sect. 4.4(I-7). The Property is located in the Commercial (C) Zone. The Applicant will be using the existing building at the property with minor exterior modifications including new exit stairs, landscaping and parking plan.

The Property is owned by the Applicant's members in their individual capacity, Richard McKenna and Steven Golotto.

Enclosed please find the following submission documents:

1. The existing site plan prepared by Jones Design Company;
2. The proposed site plan and parking plan;
3. The proposed floor plan;
4. The mailing labels for the 200' radius of abutters;
5. The list of the 200' radius of abutters;
6. The 200' radius map of abutters; and
7. The signed owner authorization form.

Please advise on whether the Town would like hard copies of the submission materials.

Christopher Gentile
March 26, 2026
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Please see the following responses to the Open Gov Permitting Portal Questions:

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

Response:

Section 4.3(I)(7) Use Table, Service Industries, Construction Service
Section 4.4(I-7) Construction Service
Section 10.8(C)(2) Special Use Permit Standards for Relief, to the extent applicable.¹

II. Describe the extent of the proposed alterations and the reasons for the requesting relief.

2. Special Use Permit

In granting a Special Use Permit, the Board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

a) That the Special Use is specifically authorized by this Ordinance, and setting forth the exact subsection of this Ordinance containing the jurisdictional authorization;

Response: The proposed special use permit is for a construction services office in an existing building, which is permitted by special use permit in the C Zone. See Zoning Ordinance Use Table Sect. 4.3(I)(7).

b) That the Special Use meets all of the criteria set forth in the subsection of this Ordinance authorizing such Special Use; and

Response: The proposed construction services office requires the following specific and objective criteria as set forth in Section 4.4(I-7).

Zoning Ordinance defines a “Construction Service” as follows:

An area of land and building designated for the purpose of housing the operations of general contractors, excavation contractors, and large

¹ This section is no longer a required finding pursuant to R.I. Gen. Laws § 45-24-42(b)(3) (“[I]n no case shall any specific and objective criteria for a special use permit include a determination of consistency with the comprehensive plan.”).

Christopher Gentile

March 26, 2026

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landscaping/tree service businesses. Buildings may include office space, garage space for storage and servicing of vehicles and equipment. Open-lot storage of new building materials, machinery, and metals, but not junk, scrap and wastes shall be allowed provided such areas are enclosed by a combination of opaque fencing and/or vegetative screening sufficient to screen areas on a year round basis.

The Applicant proposes to reuse the existing building, previously used as an auto body shop as office space for its construction business. As part of its submission, the Applicant proposes new exit stairs, landscaping and a new compliant parking plan. There will be no open lot storage of new building materials, machinery, metals, junk, scrap or wastes.

c) That the granting of the Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board shall consider, where applicable, the following:

Response: This section is no longer a required finding pursuant to R.I. Gen. Laws § 45-24-42(b)(3) (“[I]n no case shall any specific and objective criteria for a special use permit include a determination of consistency with the comprehensive plan.”).

The Applicant hereby provides responses to the following sections as a courtesy.

(1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Response: The Property has adequate ingress and egress as it consists of 87’ of frontage along Log Road. Additionally, the Applicant proposes new exit stairs in the rear of the existing two-story building of the Property, increasing pedestrian safety.

(2) Off-street parking and loading areas where required, with particular attention to the items set out in subsection (1) hereof.

Response: The Applicant proposes to a new parking plan, providing one (1) ADA accessible parking space and six (6) standard parking spaces with curb stops.

Christopher Gentile

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(3) Required yards and other open spaces.

Response: The special use permit is a change in use of an existing building with no proposed expansion. There is no open space requirement in the Commercial Zone.

(4) Refuse and service areas, with particular reference to the items set out in Subsections (1) and (2) hereof.

Response: There will be no refuse or service areas outside the building. The Applicant intends to abide by all regulations and requirements with respect to any required refuse or service areas.

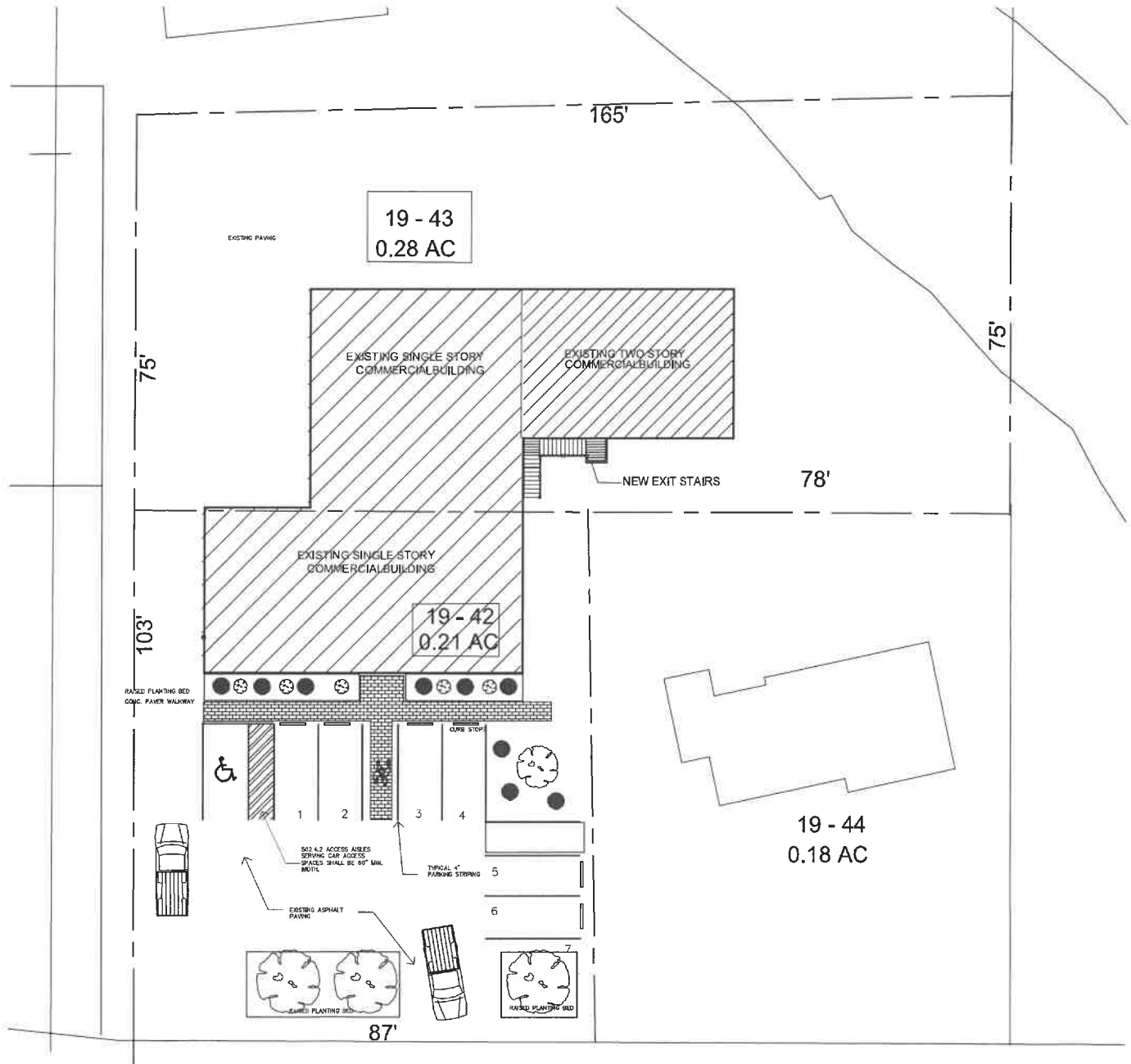
(5) Utilities with reference to location, availability, and compatibility.

Response: The Property consists of existing utilities. No new utilities are proposed.

Very truly yours,

/s/ Joelle C. Rocha


Joelle C. Rocha, Esq.



200' Radius Abutters' Map of AP 19 Lots 42 and 43



Property Information	
Property ID	1792
Location	4 LOG RD
Owner	MCKENNA RICHARD


**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 1792
at 4 LOG RD

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
1790 PLA ASSOCIATES LLC	200 PLEASANT VIEW AVE	1790	PLA ASSOCIATES LLC/O JOHN LEDOUX 65 LAKESHORE DRIVE BELLINGHAM, MA 02019
1793 CORREIA JESSICA & JACINTO	2 LOG RD	1793	CORREIA JESSICA & JACINTO 2 LOG RD SMITHFIELD, RI 02917
1795 BERUBE MICHAEL E & DONNA M	10 LOG RD	1795	BERUBE MICHAEL E & DONNA M 10 LOG RD SMITHFIELD, RI 02917
1796 GAFFNEY WESLEY C	206 PLEASANT VIEW AVE	1796	GAFFNEY WESLEY C 206 PLEASANT VIEW AVE SMITHFIELD, RI 02917
1797 CHIOVITTI RICHARD E JR & LINDA RENE	208 PLEASANT VIEW AVE	1797	CHIOVITTI RICHARD E JR & LINDA RENE 208 PLEASANT VIEW AVE SMITHFIELD, RI 02917
1798 RHODE ISLAND STATE OF	0 PLEASANT VIEW AVE	1798	RHODE ISLAND STATE OF 1 CAPITOL HILL PROVIDENCE, RI 02908

Town of Smithfield, RI Abutters Report

200ft. Abutters of Property 1792
at 4 LOG RD

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.

1804 REVIS PARASKEVI IRRREVOCABLE TRUST	203 PLEASANT VIEW AVE	1804	REVIS PARASKEVI IRRREVOCABLE TRUSTCONNOR HELEN TRUSTEE 203 PLEASANT VIEW AVENUE SMITHFIELD, RI 02917
1805 BIRD SUSAN L	205 PLEASANT VIEW AVE	1805	BIRD SUSAN L 205 PLEASANT VIEW AVE SMITHFIELD, RI 02917
1806 COSTANTINO FAMILY REVOCABLE LIVING TRUST	207 PLEASANT VIEW AVE	1806	COSTANTINO FAMILY REVOCABLE LIVING TRUSTCOSTANTINO LAURIE TRUSTEE 207 PLEASANT VIEW AVENUE SMITHFIELD, RI 02917
5841 DECUBELLIS ALFRED AJR & HOLLY A	14 LOG RD	5841	DECUBELLIS ALFRED AJR & HOLLY A 14 LOG RD SMITHFIELD, RI 02917
6249 RHODE ISLAND STATE OF	0 PLEASANT VIEW AVE	6249	RHODE ISLAND STATE OF 1 CAPITOL HILL PROVIDENCE, RI 02908
6250 RHODE ISLAND STATE OF	0 PLEASANT VIEW AVE	6250	RHODE ISLAND STATE OF 1 CAPITOL HILL PROVIDENCE, RI 02908
6428 BRIEN BRUCE	5 CLARENCE THURBER DR	6428	BRIEN BRUCEBRIEN PAMELA 5 CLARENCE THURBER DRIVE SMITHFIELD, RI 02917

OWNER AUTHORIZATION FORM
SPECIAL USE PERMIT

Property Address: 4 Log Road, Smithfield, RI


Assessor's Plat: 19

Lot(s): 42 and 43

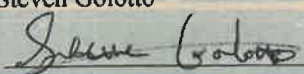
I, the undersigned property owner, hereby confirm the following:

1. That I am the legal owner of the property identified above;
2. That I have authorized the submission of the accompanying Special Use Permit before the Zoning Board of Review;
3. That I authorize the applicant, engineer, surveyor, attorney, and/or designated representative to act on my behalf in all matters related to this application, including appearances before municipal boards, submission of plans, supporting documentation, and responses to agency comments;
4. That all information submitted as part of this application is true and correct to the best of my knowledge; and,
5. That I understand approval of this application does not relieve me of my responsibility to comply with all applicable local, state, and federal regulations.

Owner Name: Richard Mckenna

Signature: 

Owner Name: Steven Golotto

Signature: 

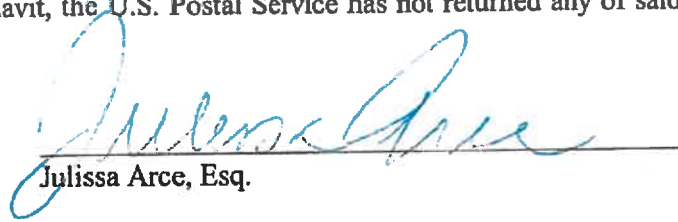
TOWN OF SMITHFIELD
ZONING BOARD OF REVIEW

APPLICANT: RoofMasters
APPLICATION: Special Use Permit
LOCATION: 4 Log Road (AP 19, Lot 42)

AFFIDAVIT OF NOTICE

I, Julissa Arce, the undersigned, being duly sworn, depose and state as follows:

1. I am a licensed attorney in the State of Rhode Island.
2. My office represents RoofMasters, in the above-referenced application.
3. On May 18, 2026, the abutters (listed on Exhibit A attached hereto) were sent notification via first-class mail, postage pre-paid of the Public Hearing before the Smithfield Zoning Board of Review scheduled for June 3, 2026. A copy of the notice is attached as Exhibit B.
4. Said notices to abutters were in envelopes, which were marked with the return address, "Adler Pollock & Sheehan P.C., 100 Westminster Street, Providence RI 02903."
5. As of the date of this Affidavit, the U.S. Postal Service has not returned any of said notices.

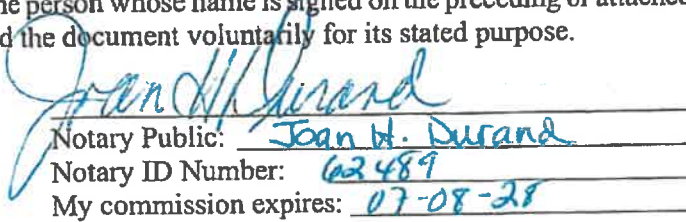


Julissa Arce, Esq.

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

On this 22nd day of May, 2026, before me, the undersigned notary public, personally appeared Julissa Arce, to me known to be the person whose name is signed on the preceding or attached document and acknowledged that he signed the document voluntarily for its stated purpose.

JOAN H. DURAND
NOTARY PUBLIC
STATE OF RHODE ISLAND
Commission ID: 62489
Commission Expires: 07-08-28



Notary Public: Joan H. Durand
Notary ID Number: 62489
My commission expires: 07-08-28

EXHIBIT A

PLA ASSOCIATES LLCC/O JOHN LEDOUX
65 LAKESHORE DRIVE
BELLINGHAM, MA 02019

CORREIA JESSICA & JACINTO
2 LOG RD
SMITHFIELD, RI 02917

BERUBE MICHAEL E & DONNA M
10 LOG RD
SMITHFIELD, RI 02917

GAFFNEY WESLEY C
206 PLEASANT VIEW AVE
SMITHFIELD, RI 02917

CHIOVITTI RICHARD E JR & LINDA RENE
208 PLEASANT VIEW AVE
SMITHFIELD, RI 02917

RHODE ISLAND STATE OF
1 CAPITOL HILL
PROVIDENCE, RI 02908

REVIS PARASKEVI IRREVOCABLE TRUST CONNOR
HELEN TRUSTEE
203 PLEASANT VIEW AVENUE
SMITHFIELD, RI 02917

BIRD SUSAN L
205 PLEASANT VIEW AVE
SMITHFIELD, RI 02917

COSTANTINO FAMILY REVOCABLE LIVING
TRUST COSTANTINO LAURIE TRUSTEE
207 PLEASANT VIEW AVENUE
SMITHFIELD, RI 02917

DECUBELLIS ALFRED A JR & HOLLY A
14 LOG RD
SMITHFIELD, RI 02917

RHODE ISLAND STATE OF
1 CAPITOL HILL
PROVIDENCE, RI 02908

RHODE ISLAND STATE OF
1 CAPITOL HILL
PROVIDENCE, RI 02908

BRIEN BRUCE BRIEN PAMELA
5 CLARENCE THURBER DRIVE
SMITHFIELD, RI 02917

EXHIBIT B

Town of Smithfield Zoning Board of Review

PUBLIC HEARINGS

The Smithfield Zoning Board of Review will hold public hearings on Wednesday June 3, 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:

RoofMasters as applicant and Richard McKenna and Steven Golotto as owners of property located at 4 Log Road, listed as Assessor's Plat 19 Lot 42 seek a Special Use Permit to operate a construction service.

Michaela and Dante Calise as applicants and owners of property located at 1 Paul Court, listed as Assessor's Plat 47 Lot 278 seek a dimensional variance to construct a pool cabana.

The public is welcome to any meeting of the Smithfield Zoning Board of Review. Complete applications are available for review in the Building and Zoning Department (401) 233-1039. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact the Smithfield Town Manager's Office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.

**BY ORDER OF THE ZONING BOARD
Richard E. Leveille, Chairman**

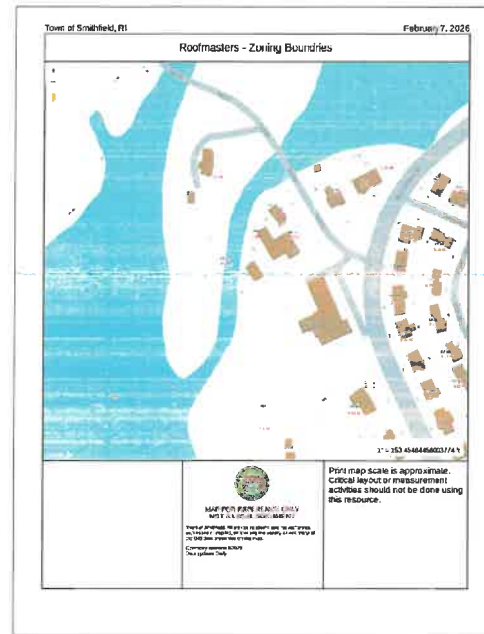
EXISTING SITE PLANS

4 LOG ROAD
SMITHFIELD RI
02917

OWNERS / CLIENTS
STEPHEN A DECUBELLIS
4 LOG ROAD
SMITHFIELD RI
02917

MAP- SECTION- LOT: 19-142
ZONING : IND/COMM
LEGAL USE: SERVICE SHOP
PROP. USE: SERVICE SHOP

prepared by
JONES DESIGN COMPANY
21 CHERRY ROAD
CRANSTON RI 02905
TEL. 401.785.0134



REFERENCE MAP



200' RADIUS MAP



ARIEL VIEW



PROPERTY DATA	
STREET ADDRESS - 4 LOG ROAD	
PLAT 19 LOT 42 ZONING - IND/COMM	
TOTAL LOT AREA	9147 SQ FT (.21 AC)
EXISTING BUILDING COVERAGE	1873 SQ FT
PROPOSED BUILDING COVERAGE	SAME
TOTAL PROPOSED BLD'G COVERAGE	SAME

GENERAL NOTE:

REVISIONS:

XX/28 COMPLETED

ISSUE:

DRAWN BY: LCJ SCALE: AS NOTED
PROJECT No.: 4 LOG RD DATE: 7 FEB 28

SHEET NAME:
**EXISTING
SITE PLAN**

SHEET No.

A-1



Record No: Z-26-6

Zoning Board of Review
Application

Status: Active

Submitted On: 4/22/2026

Primary Location

1 PAUL COURT
Smithfield, RI 02865

Owner

CALISE DANTE R & MICHAELA A
1 PAUL CT GREENVILLE, RI
02828

Applicant

Timothy Kane
 401-949-2228
 tim@kanelawoffice.com
 627 Putnam Pike
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*

DANTE R & MICHAELA A CALISE

Who is Submitting this Application?*

Attorney

Owners Name*

DANTE R & MICHAELA A CALISE

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*

1 Paul Court

City/Town*

Smithfield

Type of Application

Application Type*

Dimensional Variance

Proposed*

New Building

New Building Type*

Other

If Other please Describe New Building*

Pool Cabana

Total Square Footage*

1099.2

Width in Feet*

24

Length in Feet*

47.3

Height Above Grade*

20

Number of Stories*

1

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*

5

Height in Feet*

0

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

Section 6.2.1(B) Accessory Uses

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

Applicants propose to construct a 1099.20+/- square foot pool cabana to house the existing pool equipment with a storage area, an indoor seating area and a covered outdoor seating area. The pool cabana will be located 10' from the side property line thereby requiring a 5' dimensional variance.

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



CABANA 24x29.pdf

Existing Lot Specifications

Current Use of Premises*

Lot Area*

Residential

2.1

Lot Frontage*

Lot Depth*

257.27

551.96

Existing Buildings & Structures

Type of Building or Structure	Square Footage
Primary Residence	3000

Building /Structure Detail if Other


Type of Building or Structure	Square Footage
Deck	—

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*

 Timothy F. Kane
Apr 22, 2026

Administrative Information


Hearing Date 


Hearing Time 


—


Relief Sought 


Attachments


- 

200" Radius Map & Abutters List with Plat & Lot
 Calise Abutters List.pdf
 Uploaded by Timothy Kane on Apr 22, 2026 at 1:52 PM
- 

Calise Mailing Labels.pdf
 Calise Mailing Labels.pdf
 Uploaded by Timothy Kane on Apr 22, 2026 at 1:52 PM
- 

Calise Radius Map.pdf
 Calise Radius Map.pdf
 Uploaded by Timothy Kane on Apr 22, 2026 at 1:52 PM
- 

CABANA 24x29.pdf
 CABANA 24x29.pdf
 Uploaded by Timothy Kane on Apr 22, 2026 at 1:53 PM
- 

260201SP SITE-PLAN 4-24-26.pdf
 260201SP SITE-PLAN 4-24-26.pdf
 Uploaded by Timothy Kane on Apr 24, 2026 at 11:29 AM
- 






Modern Pool Cabana- Rendering.jpg
 Modern Pool Cabana- Rendering.jpg
 Uploaded by Timothy Kane on Apr 24, 2026 at 11:30 AM


Record Activity

- Timothy Kane started a draft Record 04/22/2026 at 12:54 pm
- Timothy Kane added file Calise Abutters List.pdf 04/22/2026 at 1:52 pm
- Timothy Kane added file Calise Mailing Labels.pdf 04/22/2026 at 1:52 pm

Timothy Kane added file Calise Radius Map.pdf	04/22/2026 at 1:52 pm
Timothy Kane added file CABANA 24x29.pdf	04/22/2026 at 1:53 pm
Timothy Kane submitted Record Z-26-6	04/22/2026 at 2:13 pm
OpenGov system altered approval step Application Completeness Review, changed status from Inactive to Active on Record Z-26-6	04/22/2026 at 2:13 pm
OpenGov system assigned approval step Application Completeness Review to Karen Laboissonniere on Record Z-26-6	04/22/2026 at 2:13 pm
Karen Laboissonniere approved approval step Application Completeness Review on Record Z-26-6	04/23/2026 at 9:25 am
OpenGov system altered approval step Zoning Official Review, changed status from Inactive to Active on Record Z-26-6	04/23/2026 at 9:25 am
OpenGov system assigned approval step Zoning Official Review to Christopher Gentile on Record Z-26-6	04/23/2026 at 9:25 am
Timothy Kane added file 26O2O1SP SITE-PLAN 4-24-26.pdf to Record Z-26-6	04/24/2026 at 11:29 am
Timothy Kane added file Modern Pool Cabana- Rendering.jpg to Record Z-26-6	04/24/2026 at 11:30 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Application Completeness Review	4/22/2026, 2:13:45 PM	4/23/2026, 9:25:33 AM	Karen Laboissonniere	-	Completed
 Zoning Official Review	4/23/2026, 9:25:35 AM	-	Christopher Gentile	-	Active
 Application Document	-	-	-	-	Inactive
 Zoning Board Review Fee	-	-	Timothy Kane	-	Inactive
 Zoning Board Hearing Scheduled	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
 Notice of Public Hearing	-	-	-	-	Inactive
 Zoning Board Decision	-	-	-	-	Inactive
 Review of Record	-	-	-	-	Inactive

Town of Smithfield, RI Abutters Report

**200ft. Abutters of Property 185216
at 1 PAUL COURT**

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
183971 FUSARO MICHAEL P & KAREN L	2 MELLISSA CIRCLE (AP 47 Lot 245)	183971	FUSARO MICHAEL P & KAREN L 2 MELLISSA CIRCLE GREENVILLE, RI 02828
183977 COUTU DAVID & STACY	1 MELLISSA CIRCLE (AP 47 Lot 242)	183977	COUTU DAVID & STACY 1 MELLISSA CIRCLE GREENVILLE, RI 02828
183979 CHRISTINA M SCHADONE TRUST	5 KRISTEN DR (AP 47 Lot 241)	183979	CHRISTINA M SCHADONE TRUSTSCHADONE CHRISTINA M TRUSTEE 4 KRISTEN DRIVE GREENVILLE, RI 02828
183981 HUNT JOHN & GAIL	3 KRISTEN DR (AP 47 Lot 240)	183981	HUNT JOHN & GAIL 3 KRISTEN DRIVE GREENVILLE, RI 02828
185211 FALLAGO JEAN	4 PAUL COURT (AP 47 Lot 283)	185211	FALLAGO JEAN 2 KRISTEN DR GREENVILLE, RI 02828
185217 KEEFE FAMILY REVOCABLE TRUST	2 PAUL COURT (AP 47 Lot 286)	185217	KEEFE FAMILY REVOCABLE TRUSTKEEFE DENNIS R JR & ERIN M TRUSTEES 2 PAUL COURT GREENVILLE, RI 02828

Town of Smithfield, RI Abutters Report

200ft. Abutters of Property 185216
at 1 PAUL COURT

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.

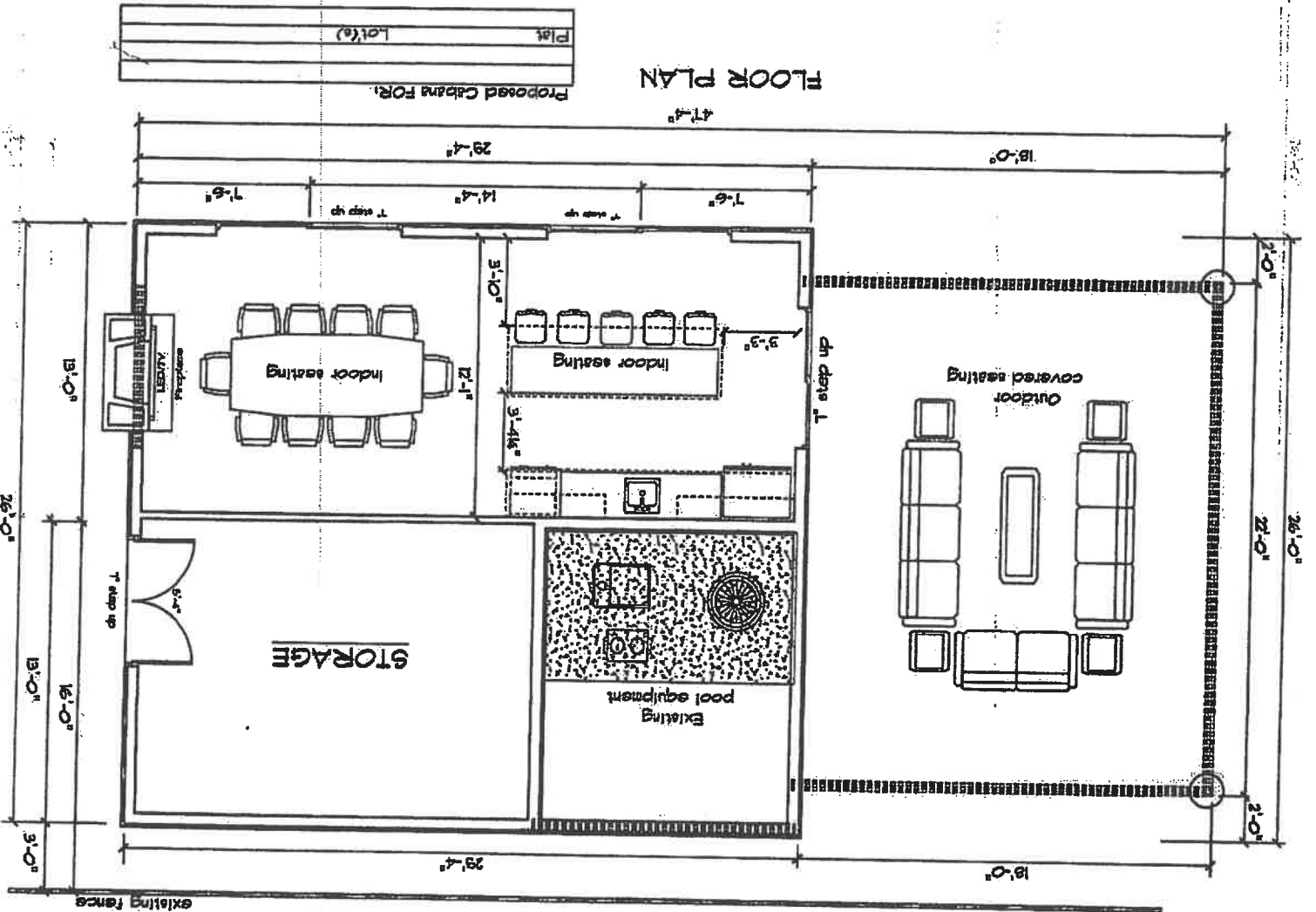
185218 ANDERSON DEREK & KARALYN	5 PAUL COURT (AP 47 Lot 285)	185218	ANDERSON DEREK & KARALYN 5 PAUL COURT GREENVILLE, RI 02828
185219 SANGERMANO MICHAEL JR ET AL	3 PAUL COURT (AP 47 Lot 284)	185219	SANGERMANO MICHAEL JR ET ALBUBAR CARA M JT 3 PAUL COURT GREENVILLE, RI 02828
6788 CARDONO GARY & MICHELLE	6 MEGHAN CIRCLE (AP 47 Lot 212)	6788	CARDONO GARY & MICHELLE 6 MEGHAN CIRCLE GREENVILLE, RI 02828
6789 GAUVIN FAMILY REVOCABLE TRUST	8 MEGHAN CIRCLE (AP 47 Lot 213)	6789	GAUVIN FAMILY REVOCABLE TRUST GAUVIN LYNN D & PETER J TRUSTEES 8 MEGHAN CIRCLE GREENVILLE, RI 02828

FLOOR PLAN

Proposed Changes FOR:

Plot

Lot (a)



existing fence

AFFIDAVIT OF MAILING

I, **TIMOTHY F. KANE**, of the Town of Smithfield, State of Rhode Island, with regard to the application submitted the behalf of Dante and Michaela Calise for property located at 1 Paul Court, Smithfield, Rhode Island, did, on May 14, 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 14th day of May, 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



Town of Smithfield Zoning Board of Review

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

May 14, 2026

Michaela and Dante Calise as applicants and owners of property located at 1 Paul Court, listed as Assessor's Plat 47 Lot 278 seek a dimensional variance to construct a pool cabana.

A public hearing on this application has been scheduled for Wednesday, June 3, 2026 at **6:00 PM**, at Smithfield Town Hall, 64 Farnum Pike

By Order of the Zoning Board of Review

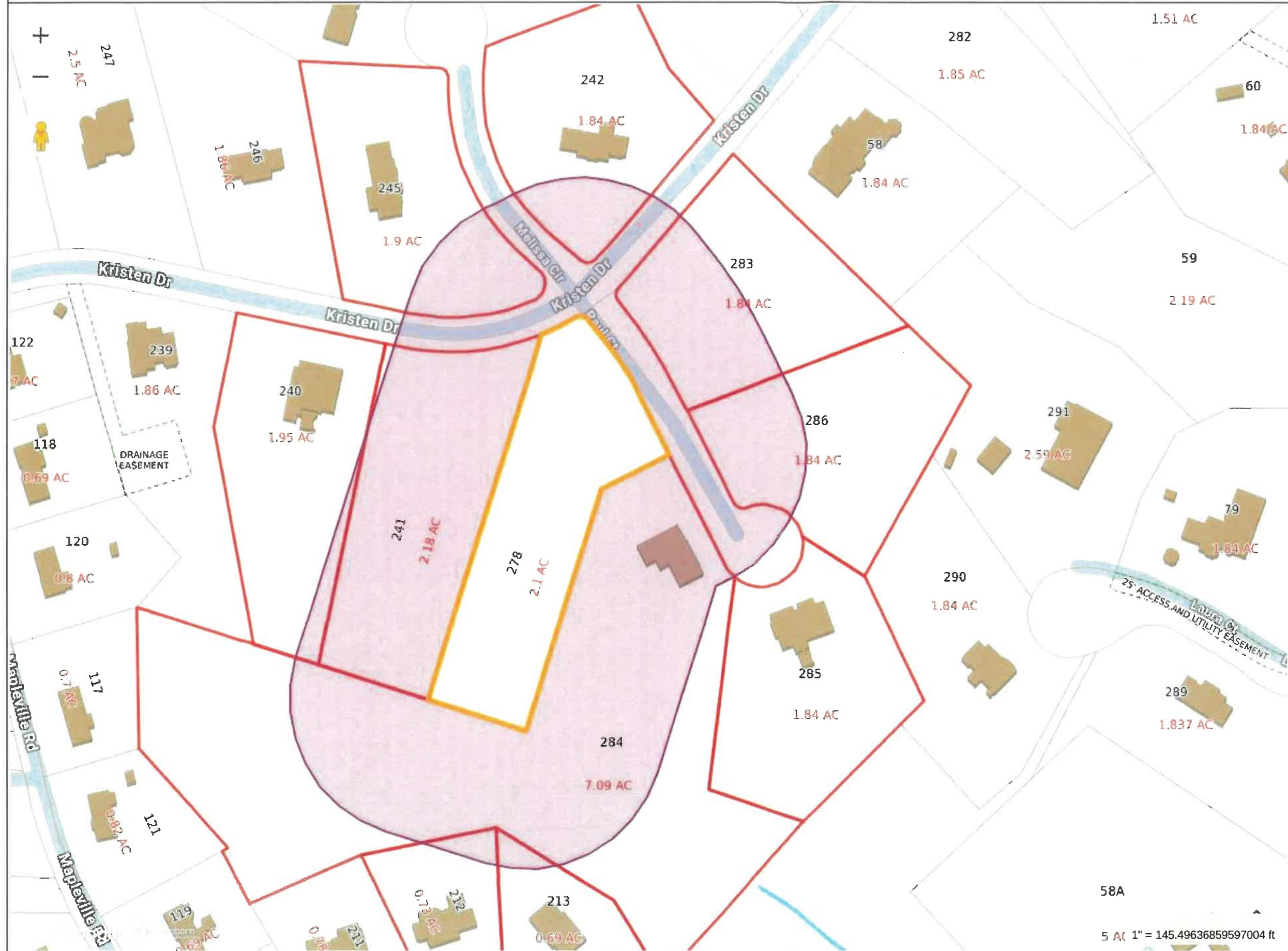
Richard Leveille
Chairman

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.

Radius Map-1 Paul Drive (AP 47 Lot 241)



Property Information
Property ID 185216
Location 1 PAUL COURT
Owner CALISE DANTE R & MICHAELA A



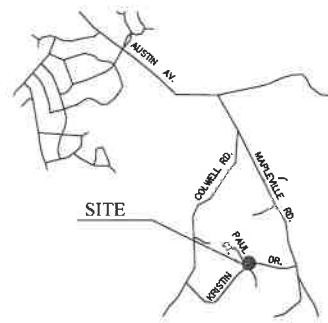
MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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.

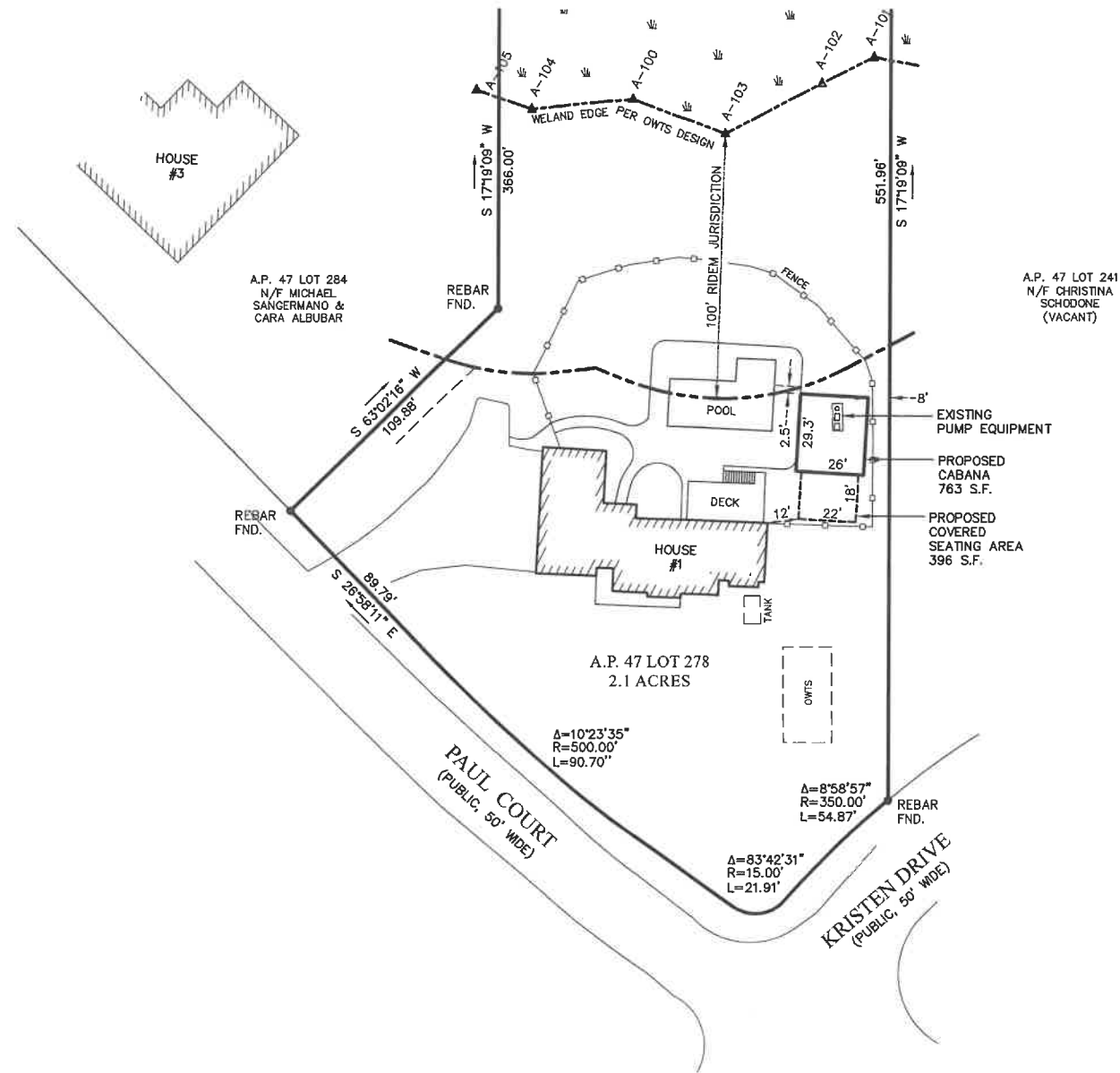
Geometry updated 5/2025
 Data updated Daily

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

5 AC 1" = 145.49636859597004 ft



LOCUS MAP
NOT TO SCALE



NOTES

- 1) OWNER/APPLICANT DANTE & MICHAELA CALISE
1 PAUL COURT
SMITHFIELD, RI
- 2) WETLAND FLAGS REMAINS WERE FIELD LOCATED AND ARE SHOWN ON THE ON-SITE WASTEWATER TREATMENT SYSTEM DESIGN PLAN, DATED SEPT. 01, 2021.



REFERENCE

SUBDIVISION PLAN OF "MAPLEVILLE HIGHLANDS", FILED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF SMITHFIELD, RI.

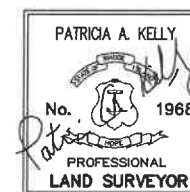
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PROPOSED SITE PLAN FOR CABANA

BY: *Patricia A. Kelly* DATE: 04/06/26
PATRICIA A. KELLY, PLS #1968 COA #A734 DATE



NO.	REVISION	DATE	BY
1	ADDED COVERED SEATING AREA	04/24/26	

PROPOSED SITE PLAN FOR CABANA

DANTE & MICHAELA CALISE
1 PAUL COURT
SMITHFIELD, RI
A.P. 47 LOT 278

KELLY LAND SERVICES, INC.

kellylandservices@gmail.com
LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS
97 BUCKS WAY
TIVERTON, RI 02878
401-293-0555
PO BOX 278
GREENVILLE, RI 02828
401-232-2620



DATE: 04/04/26
SCALE: 1"=40'
SHEET NO: 1 OF 1
PROJ. NO: 260201-SP

