

**SMITHFIELD PLANNING BOARD  
RESOLUTION GRANTING MINOR SUBDIVISION  
PRELIMINARY PLAN APPROVAL OF  
ASSESSOR'S PLAT 49, LOT 180 – 453 FARNUM PIKE**

Rec # 84495



**INST: 2021-334  
BK: 1329 PG: 169**  
01/22/2021 10:29:06 AM  
2 Page(s)  
PLANNING BOARD DECISION  
Lyn Antonuccio, Acting Town Clerk  
*Lyn Antonuccio*

**453 FARNUM PIKE - YEGHIAN**

**AP 49 / Lot 180 – 453 Farnum Pike**

**4.06 Acres (approx.) / R-80 Zone**

**Applicant/Owner: Eric Yeghian, Vikon Properties**

**Engineer: Daniel Campbell, PE, Level Design Group, LLC**

*WHEREAS*, the Smithfield Planning Board met on December 17, 2020 to consider an application for a Minor Subdivision located at 453 Farnum Pike, on approximately 4.06 acres, in the R-80 Zone; and

*WHEREAS*, the record includes: Preliminary Plan Application received September 2, 2020; Subdivision plan prepared by Level Design Group, dated March 13, 2020, revised September 10, 2020; Survey plan prepared by Marsh & Long Surveying, Inc., dated October 9, 2020; RIDEM OWTS Repair Approval #2031-0007; Certificate of Completion, Preliminary Plan, dated October 23, 2020; Planning Department Staff Recommendation dated November 16, 2020; and

*WHEREAS*, Daniel Campbell, with Level Design Group, represented the applicant on this request for a minor subdivision and stated that they are proposing to keep the existing historic barn, repair the OWTS for the existing dwelling and subdivide the property into a single family dwelling on the new lot; and

*WHEREAS*, Town Planner Mike Phillips stated that the applicant needs zoning relief but that the proposal fits into the character of the existing neighborhood and the Town is happy to see repair of the historic barn; and

*WHEREBY*, MIKE PINELLI MADE A MOTION, SECONDED BY CURTIS RUOTOLO, TO APPROVE THE APPLICATION INCORPORATING THE PLANNER'S MEMO DATED NOVEMBER 16, 2020 SUBMITTED AS BOARD'S EXHIBIT 1 AND BEING CONDITIONED ON THE APPLICANT OBTAINING ZONING RELIEF FOR FRONTAGE AND LOT WIDTH. THE VOTE ON THE MOTION WAS ALL IN FAVOR AND THE MOTION CARRIED.

MIKE PINELLI MADE A MOTION, SECONDED BY CURTIS RUOTOLO, TO MAKE A POSITIVE RECOMMENDATION TO THE ZONING BOARD TO GRANT THE REQUESTED RELIEF FOR FRONTAGE AND LOT WIDTH. THE VOTE ON THE MOTION WAS ALL IN FAVOR AND THE MOTION CARRIED.

The vote on the motion was as follows:

**Voting in Favor:** Al Gizzarelli, Richard Colavecchio, Mike Pinelli, Mike Moan,  
Curtis Ruotolo, Jennifer Hawkins and John Yoakum

**Voting in Opposition:** None

**Abstaining/Recused:** None

**Members Absent:** John Steere

NOW BE IT THEREFORE RESOLVED by majority vote of seven (7) members for in favor and zero (0) against and zero (0) abstaining, that the Minor Subdivision Preliminary Plan Approval for 453 Farnum Pike - Yeghian, with the stated findings of fact, conditions and recommendations expressed herein is GRANTED.

  
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Albert S. Gizzarelli, Jr., Chairman

This decision will be publicly posted in a visible location in the Town Hall for a period of twenty (20) days commencing the 22nd day of January, 2021.