



Town of South Kingstown

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ZONING BOARD OF REVIEW

MEETING AGENDA

Wednesday, April 29, 2020 at 7:00 p.m.

VIA VIDEO CONFERENCE

Via Computer: <https://zoom.us/j/95484117619>
Via Telephone: +1 929 205 6099; or +1 312 626 6799; or +1 669 900 6833;
or +1 253 215 8782; or +1 301 715 8592; or +1 346 248 7799
Webinar ID: 954 8411 7619

- **Instructions to Access the Meeting are available on Page 1, including:**
 - ❖ Testing Computer & Audio Equipment
 - ❖ Accessing the meeting via Computer, Tablet or Smartphone
 - ❖ Accessing the meeting by telephone only (not recommended)
 - ❖ Basic troubleshooting when speaking
 - ❖ Accessing documents and site plans
- **Agenda Items are available on Page 3.**

INSTRUCTIONS TO ACCESS THE MEETING:

A. MEMBERS OF THE PUBLIC:

The public can join this Zoom meeting electronically by computer, smartphone or tablet using the instructions below. If you do not have a smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone only.

Testing Computer & Audio Equipment

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment:

<https://support.zoom.us/hc/en-us/articles/115002262083>

Accessing the Zoom Meeting via Computer, Tablet or Smartphone:

- **Click on this link to join the meeting:** <https://zoom.us/j/95484117619>

Posted: April 24, 2020

- When prompted you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- You will be able to view site plans, see members, and listen to discussion in the Zoom meeting
- If you would like to speak during the meeting, use the 'raise your hand' feature of the Zoom platform to inform the host. Speakers will be recognized individually by the Zoning Board chair. Once recognized you can share your comments via audio.

Accessing the Meeting by Telephone Only:

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
- **Dial this phone number to join the meeting:** Or Telephone:
(For higher quality, dial a number based on your current location):
 - ❖ +1 929 205 6099;
 - ❖ or +1 312 626 6799;
 - ❖ or +1 669 900 6833;
 - ❖ or +1 253 215 8782;
 - ❖ or +1 301 715 8592;
 - ❖ or +1 346 248 7799
- If prompted to enter a Webinar ID, use your phone to dial the following ID: 918 243 649
- When you join the meeting, your phone will be muted.
- If you would like to speak regarding an application, dial *9 to 'raise your hand,' and inform the host. You will be recognized to speak. Once recognized to speak you dial *6 to mute or unmute your telephone.

Basic Troubleshooting when Speaking:

If you have been recognized to speak, but cannot be heard in the Zoom meeting use the following steps to troubleshoot your computer audio, or telephone connection.

- Ensure your microphone or telephone is unmuted. For users joining the meeting in the virtual meeting room you will find your 'mute' control in the lower left hand corner of the Zoom meeting screen. For telephone only users, dial *6.
- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the 'drop-down' menu located beside the 'mute' control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to enter a meeting id after calling the phone number, and a participant ID.
- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you rejoin the meeting and still cannot speak, use the 'Q&A' function on the Zoom screen to inform the host that you cannot be heard.

Accessing Documents & Site Plans:

To access documents, and view site plans discussed during a meeting, please use the links on the meeting agenda.

B. APPLICANTS, BOARD MEMBERS & INVITED GUESTS

Applicants, Board members and invited guests should use the invitation provided via email to access the meeting. If you cannot find the email invitation provided to you in advance of the meeting you may join using the instructions above for public access.

AGENDA:

A. CALL TO ORDER

B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS

C. AGENDA ITEMS

- I. **Approval of Revised Written Decision re: Petition of Garrett Homes, LLC**, Attn: Gary Eucalitto, 6 Williams Way, Harwinton, CT 06791 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to construct a 7,545 square foot retail trade structure. The Planning Board advisory Development Plan Review was denied on October 15, 2019. Lot size is 50,666 square feet. A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations) and Section 907 (Standards of Relief). Owner is South Shore Mental Health (Gateway Healthcare, Inc.) for premises located at 1860 Kingstown Road, South Kingstown, RI, Assessor's Map 40-1, Lot 125 and is zoned MU (Mixed Use). Use code is 55-Retail Trade, up to 10,000 square feet of GLFA (Gross Leasable Floor Area) use. ***Note: This petition was denied on November 20, 2019, with a written decision recorded on December 9, 2019. The matter was subsequently appealed to the Rhode Island Superior Court. By agreement of the Board and the appellant, the Board will adopt a new written decision in this matter. A public hearing is not required.**

- II. **Petition of Matunuck Beach Properties**, 62 Birchwood Drive, Narragansett, RI 02882 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to install a temporary bathroom facility which will consist of an 8' X 34' portable trailer. This will replace the existing bathrooms which were located with the store, both of which are to be removed. Lot size is 50.2 acres. **A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and Section 907 (Standards of Relief).** Owner of the property is Matunuck Beach Properties for premises located at 240 Cards Pond Road, Assessor's Map 92-1, Lot 9 and zoned R 200.
[240 Cards Pond Road Application](#)

- III. **Petition of Malachi & Bonnie O'Connor**, 17 Border Avenue, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a 16' X 32' detached accessory structure. The lot is a non-conforming lot of record and reduced setbacks are allowed. The proposed shed will be located 10' from the left side property line. The required side yard setback is 15'. Relief of 5' is requested. The accessory

structure will be located 34' from the front property line. The required front yard setback is 40'. Relief of 6' is requested. The structure is also located within the front yard setback, which requires relief per Section 503.1. Lot size is .60 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record-Building Setback Requirements), Section 503.1 (Accessory Structures) and Section 907 (Standards of Relief).** The owners are Malachi & Bonnie O'Connor for premises located at 17 Border Avenue, South Kingstown, RI, Assessor's Map 90-3, Lot 56 and is zoned R-30.

[17 Border Avenue Application](#)

[17 Border Avenue, Letter Of Objection, Langham](#)

- IV. **Petition of Raymond Dionne**, 74 Thomas Leighton Blvd., Cumberland, RI 02864 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct additions onto the existing single family dwelling. The lot is a legally non-conforming, which allows for reduced setbacks. The side yard setback on the right side is 11'. The addition along the right side will be 8' from the property line. Relief of 3' is required. The rear yard setback is 30'. The addition in the rear of the dwelling will be 27' from the rear property line. Relief of 3' is required. Lot size is .15 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations Table) and Section 907 (Standards of Relief).** Owner of the property is Raymond Dionne for premises located at 33 Washington Street, Assessor's Map 86-3, Lot 115 and zoned R 20.

[33 Washington Street, Application](#)

[33 Washington Street, Letter of Objection, Macomber](#)

- V. **Petition of Mark Jannitto & Darcy Lynch**, 15 Hendricks Street, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a mudroom/covered porch and sunroom addition to the existing single family dwelling. The maximum lot coverage in the R 10 zone is 25%. The lot size is 8,652 square feet. The total existing and proposed building coverage will be 2,880 square feet, which represents 33% lot coverage. Relief of 8% of lot coverage, which represents 717 square feet is requested. The required front setback is 25'. The addition will be 7.6' from the front lot line. Relief of 17.4' is requested. Lot size is 8,652 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations Table) and Section 907 (Standards of Relief).** Owner of the property is Mark Jannitto & Darcy Lynch for premises located at 15 Hendricks Street, Assessor's Map 57-1, Lot 182 and zoned R 10.

[15 Hendricks Street, Application](#)

[15 Hendricks Street, Applicants Exhibit 1](#)

[15 Hendricks Street, Letter of Objection, Duffy](#)

- VI. **Petition of Janet Elizabeth & Kenneth Greenberg**, 14700 Stallion Court, Bowie, MD 20715 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a new one story single family dwelling. The maximum lot coverage in the R 40 zone is 20%. The lot size is 10,283 square feet. The proposed dwelling will be 2,336 square feet, which represents 22.7% lot coverage. Relief of 2.7% of lot coverage, which represents 279.4 square feet is requested. Lot size is 10,283 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations Table) and Section 907 (Standards of Relief).** Owner of the property is Joseph & Michelle Boulay for premises located at 94 Winchester Drive, Assessor's Map 63-3, Lot 17 and zoned R 40.

[94 Winchester Drive, Application](#)

[94 Winchester Drive, Applicants Exhibit 1, Proposed Site Plan](#)

[94 Winchester Drive, Applicants Exhibit 2, Floor and Elevation Plans](#)

[94 Winchester Drive, Applicant Exhibit 3, Appraisers Report](#)

[94 Winchester Drive, Objectors Letter 1, Krolicki](#)

[94 Winchester Drive, Objectors Letter 2, Krolicki](#)

[94 Winchester Drive, Objectors Letter 3, Krolicki](#)

- VII. **Petition of The Prout School c/o David Estes**, 4640 Tower Hill Road, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to install a synthetic turf field with athletic lighting and a scoreboard. The proposed field will be located 2.22' from the left side property line, 20' is required, requiring 17.78' of relief and 8.53' from the rear property line, 20' is required, requiring 11.47' of relief. The four light poles are proposed to be 70-80 feet tall. Maximum height allowed for accessory structures is 15'. The maximum relief of 65' is required. The height of the proposed scoreboard is 35'. The maximum height for accessory structures is 15'. Relief of 20' is required from the height requirement. Lot size is 24.81 Acres. **A Dimensional Variance is required per Zoning Ordinance Section Table 401 (Dimensional Regulations), Section 603 (Government & Institutional Regulations (GI) Zone) and Section 907 (Standards of Relief).** Owner is the Roman Catholic Bishop of Providence for premises located at 4640 Tower Hill Road, South Kingstown, RI, Assessor's Map 50-4, Lot 19 and is zoned GI (Government & Institutional).

[4640 Tower Hill Road, Application](#)

[4640 Tower Hill Road, Complete Plan Set](#)

[4640 Tower Hill Road, Supplemental Information](#)

[4640 Tower Hill Road, Previous Zoning Decision January 2019](#)

[4640 Tower Hill Road, Applicants Exhibit 1](#)

[4640 Tower Hill Road, Applicants Exhibit 2](#)

[4640 Tower Hill Road, Objectors Letter 1, Thurston](#)

[4640 Tower Hill Road, Objectors Withdrawal, Thurston](#)

[4640 Tower Hill Road, Objectors Letter 2, Angel](#)

[4640 Tower Hill Road, Objectors Letter 3, Angel](#)

D. OTHER ITEMS:

Approval of April 22, 2020 Zoning Board of Review Minutes

Review of attendance for future meeting dates: May 20, 2020, May 27, 2020 (tentative) & June 17, 2020

E. ADJOURNMENT

Individuals requesting disability accommodations must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of the meeting.