



Town of South Kingstown

180 High Street
Wakefield RI 02879
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www.southkingstownri.com

ZONING BOARD of REVIEW MEETING AGENDA

Wednesday October 27, 2021 at 7:00 p.m.

Town Council Chambers, South Kingstown Town Hall
180 High Street, Wakefield, RI 02879

Please be advised meetings are now being held in person.

Due to the expiration of the Governor's Executive Order 21-72 that allowed for remote meeting attendance, virtual meetings are no longer permitted. All board members and applicants must attend in person.

Members of the public are welcome and encouraged to attend in-person or view the meeting live on ClerkBase at <https://clerkshq.com/SouthKingstown-ri>

Members of the public who wish to participate in the meeting must either appear in-person or submit written comments in advance of the meeting.

Standard COVID-19 protocols in town buildings apply to all meeting attendees.

Attendees who are not vaccinated must wear a mask & maintain social distancing.

AGENDA ITEMS:

A. CALL TO ORDER

B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS

C. AGENDA ITEMS * Order can be subject to change*

- I. **Petition of David and Dawn Kalach**, 431 Winding Brook Farm Road, Watertown, CT 06795 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 5' x 17' deck attached to the existing dwelling. The deck will be located 17' from the front property line. The required front yard setback is 40'. Relief of 23' is requested. Lot size is .19 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record – Building Setback Requirements) and Section 907 (Standards of Relief)**. Owner of the property is David P. and Dawn M. Kalach for premises located at 110 Tupelo Road, South Kingstown, Assessor's Map 89-2, Lot 103 and is zoned R80.

[Application, 110 Tupelo Road](#)

- II. **Petition of Nicholas N. Sinchuk**, 48 Arrow Head Trail, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to remove the existing 7' x 13.5' porch and construct an 8' x 20.3' porch on the north side of the dwelling. The porch will be located 17.4' from the front property line and 11.1' from the corner side property line. The required front and corner side yard setback is 25'. Relief of 7.6' and 13.9' is requested. Lot size is .23 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record – Building Setback Requirements) and Section 907 (Standards of Relief)**. Owner of the property is Nicholas N. and Dorothy Sinchuk for premises located at 48 Arrow Head Trail, South Kingstown, Assessor's Map 34-2, Lot 91 and is zoned R20.

[Application, 48 Arrow Head Trail](#)

- III. **Petition of Daniel and Mary Beth Haskins**, 51 Prospect Road, South Kingstown, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to demolish and reconstruct a one-bedroom accessory dwelling in conformance with the FEMA regulations. The proposed dwelling does not exceed 50% of the existing floor area. Lot size is .39 acres. **A Special Use Permit is required per Zoning Ordinance Section 202 (Building, Structure or Land Nonconforming by Use), Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and Section 907 (Standards of Relief)**. Owner of the property is Daniel W. and Mary Beth Haskins, for premises located at 51 Prospect Road, South Kingstown, Assessor's Map 93-1, Lot 61 and is zoned R20.

[Application, 51 Prospect Road](#)

- IV. **Petition of Peter Loconte**, 5 Limestone Road, Armonk, NY 10504 For a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking the approval of a Special Use Permit to locate an Onsite Wastewater Treatment System (OWTS) within 150' of a wetland. The OWTS will service a proposed two-bedroom dwelling. A Special Use Permit was previously granted for the OWTS on February 21, 2018, but construction has not commenced and approval has since expired. Lot size is .13 acres. **A Special Use Permit is required per Zoning Ordinance Section 504.1 (Special Use Permits-Location of OWTS) and Section 907 (Standards of Relief)**. Property is owned by Peter Loconte for premises located in South Kingstown, Assessor's Map 89-2, Lot 45 and is zoned R80.

[Application, Sand Piper Drive](#)

- V. **Petition of 629 Succotash Road, LLC d/b/a Matunuck Oyster Bar**, 629 Succotash Road, South Kingstown, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking further extension of the existing Special Use Permit to permanently establish the existing tent over the exterior dining area. The tent was previously authorized for the allocation of seating due to COVID-19 restrictions. Lot size is .8 acres. **A Special Use Permit is required per Zoning Ordinance Section 907C (Continuation or Extension of Special Uses)**. Owner of the property is PKW LLC for premises located at 629 Succotash Road, South Kingstown, Assessor's Map 87-2, Lot 189 and is zoned CW (Commercial Waterfront).

[Application, 629 Succotash Road](#)

NOTE: FOR ALL OTHER SUPPLEMENTAL DOCUMENTATION INCLUDING ANY CORRESPONDENCE CLICK THE LINK BELOW:

[South Kingstown Current Zoning Applications](#)

D. OTHER ITEMS:

- I. Approval of September 15, 2021 Zoning Board of Review Minutes
- II. Attendance for November 17, 2021 Zoning Board of Review

E. ADJOURNMENT