ZONING BOARD of REVIEW MEETING AGENDA

Wednesday, May 17, 2023 at 7:00 p.m.
South Kingstown Town Hall, Council Chambers
180 High Street, Wakefield, RI 02879

AGENDA ITEMS:

A. CALL TO ORDER
B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS
C. AGENDA ITEMS * Order can be subject to change*

1. Petition of Phillip B. Courten, 95 Billington Avenue, Wakefield, RI 02879 is seeking a One-Year Dimensional Variance Extension under the Zoning Ordinance Section 908B (Extension of Time on Conditional Approval). The applicant was originally granted a Dimensional Variance on June 16, 2021 to demolish the existing dwelling and storage shed and construct a new dwelling and detached garage. The dwelling will be located 8.4’ from the front property line and the detached garage will be located 18.2’ from the front property line. The required front yard setback is 25’. Relief of 16.6’ for the dwelling and 6.8’ for the garage is requested. The detached garage will also be located 3’ from the left side property line. The required side yard setback is 10’. Relief of 7’ is requested. The Lot size is 25,200 square feet. The Dimensional Variance was granted under Zoning Ordinance Section 207 (Nonconforming Lots of Record-Building Setback Requirements), Section 208 (Nonconforming Lots of Record – Accessory Building Setback Requirements), Section 503.1 (Accessory Structures) and Section 907 (Standards of Relief). The Dimensional Variance was a conditional approval and had a two-year expiration date from the original recorded date of July 1, 2021 in South Kingstown Land Evidence Book 1797, Pages 731 and 732. Owner of the property is Phillip B Courten for premises located at 95 Billington Avenue, South Kingstown, 02879, Assessor’s Map 69-2, Lot 28 and is zoned R 40.

*THIS PETITION HAS REQUESTED A CONTINUATION UNTIL THE JUNE 21, 2023 ZONING BOARD OF REVIEW*

Application 95 Billington Avenue

II. Continuation of the Petition of Davitt Properties, Inc, 4 Frank Avenue, West Kingston, RI 02892 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing single-family dwelling and construct a three-story dwelling located 0’ from the front property line (Middlebridge Road) and 16.7’ from the other front property line (Lafayette Avenue). The required front setback is 25’, therfore relief of 25’ and 8.3’ is requested. The dwelling will also be located 9.2’ from the west side property line. The required side yard setback is 12’, therfore relief of 2.8’ is requested. The proposed building lot coverage will be 34%, whereas the maximum allowed is 25%. Relief of 9% is requested. The proposed Gross Floor Area (GFA) of the dwelling will be 2,637 s.f. whereas the maximum allowed is 1,900 s.f. Relief of 737 sq. ft. is requested. The cumulative area of the proposed decks will be 582 s.f. whereas the Maximum Deck Area (MDA) allowed is 285 sq. ft. Relief of 297 sq. ft. is requested. The Lot size is .16 acre. A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record-Building Setback Requirements), Section 401 (Schedule of Dimensional Regulations), Section 601 (Special Flood Hazard Area Overlay District) and Section 907 (Standards of Relief). Owner is Davitt Properties, Inc. for premises located at 175 Middlebridge Road, South Kingstown, Assessor’s Map 69-2, Lot 28 and is zoned R 20.

Application 175 Middlebridge Road

III. Hang Ten, LLC, 895 Matunuck Beach Road, Wakefield, RI 02879 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to amend their existing Special Use Permit for the expansion of their liquor service area associated with a Restaurant with Alcohol (Use code 56.1). The proposed exterior liquor service area will be located at the east of the building and will consist of ninety-two (92) seats. This service area had been temporarily authorized due to COVID-19 restrictions. Lot size is .6 Acres. A Special Use Permit is required per Zoning Ordinance Section 907 (Standards of Relief). Owner is Hang Ten

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Application 895A Matunuck Beach Road

IV. Petition of Tanya and Mike Donahue, 36 Tidal Street, Wakefield, RI 02879 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a three-story, 2,500 sq. ft. single-family dwelling located 19’ feet from the front property line. The required front yard setback is 35’, therefore 16 feet of relief is requested. Lot size is .55 acres. A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief). Owners of the property are James & Janice Cannon for premises located at South Kingstown, Assessor’s Map 87-2, Lot 7 and is zoned R20.

Application Gale Drive

V. Petition of Gail Christie, 158 Sayles Hill Road, North Smithfield, RI 02896 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to construct a 192 sq. ft. deck and 128 sq. ft. addition to the existing seasonal cottage. The cottage will also be elevated to conform to the FEMA flood elevation requirement. 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), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief). Owner of cottage 4W15 is Gail Christie on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor’s Map 92-1, Lot 9-268 and is zoned R20

Application 240 Cards Pond Road 4W15

VI. Petition of Matunuck Market, LLC, 629 Succotash Road, Wakefield, RI 02879 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to establish a one hundred forty-seven (147) seat Restaurant with Alcohol (Use Code 56.1) within the existing structure on the premises. Lot size is .91 acre. A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and Section 907 (Standards of Relief). Owner is Matunuck Market LLC, for premises located at 151 Old Tower Hill Road, South Kingstown, Assessor’s Map 57-2, Lot 51 and is zoned CH (Commercial Highway).

Application 151 Old Tower Hill Road

VII. Petition of Traci Spooner, 15 Carriage Drive, Lincoln, RI 02865 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to legally establish a 400 sq. ft. recreational vehicle (RV) on the premises. The applicant received Zoning Board approval for the RV replacement in 2015, although said approval expired prior to installation of the RV. Lot size is 7.67 Acres. A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief). The owner of RV at 725 Succotash Road is Traci S. Spooner, on property owned by Village at Potters Pond LLC, located at South Kingstown, Assessor’s Map 87-3, Lot 5-7 and is zoned CW.

Application 725 Succotash Road

VIII. Petition of Norpak, LLC, 51 Deforest Avenue, Summit, NJ 02901 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to establish a Paper Products Manufacturing and Printing facility (Use Code 73.1) within the existing structure on the premises. Lot size is 20.22 acres. A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and Section 907 (Standards of Relief). Owner is Schneider Electric IT & America Corporation, for premises located at 132 Fairgrounds Road, South Kingstown, Assessor’s Map 21-3, Lot 9 and is zoned IND-1 (Industrial-1).

Application 132 Fairgrounds 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 April 19, 2023 Zoning Board of Review Minutes
II. Attendance for June 21, 2023 Zoning Board of Review
III. Discussion/Action on amendments to the Zoning Board By-Laws and Rules of Procedure
   o Required Quorum changes
   o Recusal procedures
IV. Adjournment