September 29, 2023

NOTICE OF DECISION
SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Rosen and duly seconded by Mr. Diamond
The Motion passed unanimously: Vote 5-0 in favor

At a meeting held on September 20, 2023 regarding the Petition of Grace Donofrio, 60 Wilridge Road, Ridgefield, CT 06877 a Special Use Permit was granted under the Zoning Ordinance as follows: The applicant is seeking to construct a 20' x 10' addition to the existing seasonal cottage. 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).

Owner of cottage is Grace Donofrio on property owned by Village at Potters Pond LLC, South Kingstown, Assessor’s Map 87-3, Lot 5-45 and is zoned CW.

The following individuals spoke as representatives of the applicant:
- Grace Donofrio, applicant

There was no one present who spoke either in favor of or opposition to the petition.

The following materials were entered into the record:
- Application signed and dated June 15, 2023; Owner Authorization Form signed and notarized June 17th, 2023; Proposed Site Plan (2 pages); Proposed Addition Drawing (2 pages)
- 200’ Abutter’s List; Legal Notices; Proof of Certified Mailings and Notarized Affidavit of Mailing
- Applicant’s Exhibits 1-3 photographs

Findings of Fact:

1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion, or Intensification), because the proposed addition will fit in with the community.

2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because through testimony the applicant addressed all of the subsections of the Ordinance authorizing the granting of the Special Use Permit.

3. The Board finds that 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 has considered whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to the following matters, where applicable:
(i) Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency, or catastrophe; Ingress and egress are sufficient and will remain the same.

(ii) Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare, or odor effects of the special use permit on adjoining lots; parking is sufficient and will remain the same.

(iii) Trash, storage, and delivery areas with a particular reference to the items in (i) and (ii) above; all our existing and will remain the same.

(iv) Utilities, with reference to locations, availability, and compatibility; utilities are already in place.

(v) Screening and buffering with reference to type, dimensions, and character; not applicable.

(vi) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable.

(vii) Required yards and other open space; the proposed addition will be at the back of the existing structure and will not encroach on any neighboring homes.

(viii) General compatibility with lots in the same or abutting zoning districts; this is a cottage community and the proposed addition will fit in well with the surrounding homes.

Approval is conditional subject to the following conditions:

- The decision is a Conditional Zoning Approval and is conditioned upon any, if necessary, CRMC or RIDEM approvals and will have a two-year expiration from the recorded date per Section 908 of the Zoning Ordinance with the right to extend if necessary.

Respectfully,

[Signature]

James Gorman,
Building Official & Zoning Clerk
Town of South Kingstown