

**TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
4540 SOUTH COUNTY TRAIL, CHARLESTOWN, RHODE ISLAND**

Held an

OPEN MEETING & PUBLIC HEARING AGENDA

April 17, 2018 at 7:00PM

Call to Order: The meeting was called to order at 7:03 PM

Pledge of Allegiance

**Roll Call: Present: Mr. Chambers, Mr. Lovoy, Mr. Quadrato, Ms. Quinn,
Ms. Stolle, Mr. Vanover,**

Mr. Dreczko

Absent: Ms. Wibeto

**Also Present: Ms. Murray, Zoning Officer, Mr. Brochu, Solicitor, Ms.
Dion, Stenographer,**

and Ms. Tracy, Clerk

**Pre-Roll: May 15, 2018: All those present this evening will be in
attendance at the May 15, 2018 meeting**

**Approval of Minutes: March 20, 2018: A motion was made by Ms.
Stolle, seconded by Mr. Quadrato to approve the March 20, 2018
meeting minutes as submitted. Vote was unanimous.**

PUBLIC HEARINGS:

#1446 Quonochontaug Central Beach Fire District

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to construct a 12' x 14' storage shed closer to the front yard setback than allowed; 50' permitted; 32.5' proposed. Premises is located on Ninigret Avenue and is further designated as Lot 151 on Assessor's Map 2.

Mr. Brochu; as a matter of record, Solicitor Peter Ruggiero has done work for the fire district, they are a client of his; I have not done any work for the fire district, although I'm also a partner in the firm; I just wanted to put that on the record.

Mr. Dreczko; thank you; I personally have no concern with respect to conflict with the application, is there any one on the Board that has a different opinion.

Diane Depatie Consoli is sworn in.

Ms. Depatie Consoli; is a resident of Central Beach Quonochontaug; member of the Board of Governors of their community; would like to install a shed because the needs of the community have grown; the community needs access to the shed from the road; the tennis court

fence is on the 50 foot line that we would need to put the shed on, if we put the shed just in front we would be requesting a variance from you; the area for the proposed shed is currently covered by brush; would not be visible from the road; she has spoken to the neighbors who are in the viewing vicinity and no one has an issue, they all know this would benefit the community as a whole; letters sent to abutters; desperately need storage for audio equipment, events, and sports; important to access from the road; we just don't have any other options for placing the shed; this would be the most innocuous to put it; no other area that touches a road.

Mr. Quadrato; are you going to leave the brush? And is the door going to be on the right hand side or on the front?

Ms. Depatie Consoli; yes; on the right hand side so you could keep as much brush as possible up to the side of the shed.

Mr. Quadrato; asks Ms. Depatie Consoli to explain the need for street access.

Ms. Depatie Consoli; we have one existing shed; many of the community events are held on the weekend; we have to drive across the softball field to access the shed; it inconvenient to access the shed while events are going on and it is tearing up the property; the existing shed is not big enough; it would be a huge gift to us to not have to drive across that field.

Mr. Chambers; asks Ms. Depatie Consoli to clarify items that are stored in the existing shed.

Ms. Depatie Consoli; explains that all sports equipment, tables, seasonal items, banners, cones, and things that we use as a community.

Ms. Stolle; drove by property; asks for clarification on access to tennis court.

Ms. Depatie Consoli; clarifies access door to tennis court; explains that door will not be blocked.

Ms. Stolle; asks if boulders will need to be moved.

Ms. Depatie Consoli; states that the boulders will not have to be moved.

Mr. Dreczko; is there any one here this evening that is in favor of this application; let the record show there are none; is there any one here that opposes this application; let the record show there are none; any correspondence for the record?

Ms. Murray; there is no correspondence.

Mr. Dreczko; if there are no further questions of Ms. Consoli.

Ms. Quinn; asks for clarification for correct dimensions of the shed.

Ms. Depatie Consoli; clarifies the proposed shed is 12x14 on the application, the existing shed is 12x16.

Mr. Dreczko; at this time move to discussion.

Discussion:

Mr. Chambers and Mr. Quadrato are satisfied with the need for street access.

Mr. Dreczko; if there is no further discussion, do I hear a motion?

A motion was made by Mr. Quadrato, seconded by Ms. Stolle, to approve application #1446 based on the following:

Mr. Quadrato; for the reasons stated, the way it's presented, and with the need of the road access, it would create a hardship if we were not to approve, and it would be the least relief necessary; so I would vote to approve file #1446; I'm also glad too, that you're going to put the door on the right hand side, that should save having to further access the front with the existing brush that's there.

Ms. Stolle; I think Ms. Consoli has explained the need very well; and having seen the site, the ball field does look wonderful, it would be unfortunate to have to drive a vehicle over there repeatedly; she answered my questions and I have no problem with it; I think that the need is there; I certainly vote to approve file #1446.

Mr. Chambers; I vote to approve file #1446; the shed will be out of sight, basically, will not be standing out, and will be behind some brush and that's one thing in its' favor; the Little League field looks like a nice field and should be kept up.

Mr. Vanover; I also vote to approve file #1446.

Mr. Drezcko; I also vote to approve file #1446 for the reasons stated.

Member Vote

Mr. Quadrato Approve

Ms. Stolle Approve

Mr. Chambers Approve

Mr. Vanover Approve

Mr. Drezcko Approve

Based on a vote of 5 – 0 in favor application #1446 was unanimously approved.

#1447 EC Industries, Inc.

Requesting a Special Use Permit in accordance with Article VI, Section 218-53, Accessory Family Dwelling Units to construct a new single family dwelling and garage with AFDU. Premises is located at 286 Old Coach Road and is further designated as Lot 100 on Assessor's Map 23.

Mr. Dreczko; representative of the application; we haven't heard from the applicant correct?

Ms. Murray; I have not heard from them and I don't have the certified receipts for mailing either; they were instructed they would need them for the meeting either prior too or at the meeting.

Mr. Brochu; Mr. Chairman, for the record, it's 7:22PM; the applicant's not present, and we don't have the notice cards; if there is nothing for the Board to act on, I recommend the matter pass off the docket; it pass off the agenda; given they're not here, we don't have the notice cards, which is a jurisdictional requirement; they are not present tonight so the matter could just pass off the agenda; I would leave that to staff, but at a minimum they would have to re-notice for a new date.

Mr. Dreczko; as noted by counsel it is 7:22PM and the applicant isn't present; do I need to make a motion to pass it or just a statement to that effect?

Mr. Brochu; I think we can just make a statement; again we don't have the cards; the applicant's not here; so the public hearing, technically isn't open yet on the matter; there's nobody here to press it; so it could pass off the agenda.

Mr. Dreczko; petition #1447 will pass on the agenda this evening; any comments or questions from Board members.

Mr. Quadrato; the application didn't include plans of the house; it did of the accessory unit but none of the house; do you think we could get that; I'd like to see how they fit together and in all other previous application on this, I think we've had that information.

Mr. Quadrato; I definitely agree; one of the requirements has to be looked at to see how the house and the unit is attached; there's no mention at all; there's no plans what so ever for the house; which I think should be included.

Ms. Stolle; I have one other comment or question.

Mr. Dreczko; we don't want to discuss it; we've passed on it; so with respect to even the previous comment; if they decide to view tonight's recording and so forth, and catch that and bring it, great, if not we would have to address it when it's heard.

Town of Charlestown Zoning Board of Review passed on the agenda

petition #1447, based on the fact that the applicant, owner or a representative was not present, in addition to not having the certified mailing receipts in the file.

Members Comments and Questions:

Discussion of the proposed Dollar General. Mr. Brochu advises Board members of the Dollar General matter coming back before the Board on the permit.

Adjournment: Ms. Stolle, seconded by Mr. Chambers to adjourn the meeting. Vote was unanimous. The meeting adjourned at 7:29PM.

**Respectfully submitted,
Krista M. Tracy, Clerk**

APPROVED 5/15/2018