

WARREN ZONING BOARD
Minutes
October 17, 2012

The regular meeting of the Warren Zoning Board was called to order at 7:01 pm by Chairman M. Gerhardt. Also present S. Calenda, P. Attemann, Vice Chairman A. Harrington, M. Smiley and Andrew Ellis.

Application #12-26, Blount Realty Company & Water Street Dock Company, Inc., owners and Water Street Dock Company, Inc., applicant; 461/463 Water Street, Plat Map 6, Lots 11, 110, 111, 109, 25, 3, 98, 114, & 107 and Application #12-27, Blount Realty Company & Water Street Dock Company, Inc., owners and Water Street Dock Company, Inc., applicant, 461/463 Water Street; Plat Map 6, Lots 11, 110, 111, 109, 25, 3, 98, 114, & 107, were not to be heard as it was determined these applications needed to be heard before the Planning Board prior to appearing before the Zoning Board.

Approval of Minutes: September 19, 2012 meeting. S. Calenda moved acceptance and approval of the minutes. Second by A. Harrington. All in favor.

Administrative Matter: A. Harrington motioned to continue the regular Zoning Board Meeting scheduled for November 21, 2012 to November 28, 2012. Seconded by M. Smiley. All in favor.

Old Business:

Application #12-22; DJ Development Corp., owner and applicant; 339 Market Street, Plat Map 22, Lot 26 & 26A

Special Use Permit from section 32-166

To construct an addition to the building on an existing foundation and a new foundation thereby expanding/modifying an existing Special Use Permit.

S. Calenda recused.

Joseph Recupero, Esq., 362 Broadway, Providence, RI, attorney for Joseph Frances, President and Jeffrey Frances, Vice President both of DJ Development Corp. Mr. Recupero requests the board continue the matter to November 28, 2012.

It was moved by A. Harrington to continue application #12-22; DJ Development Corp., owner and applicant; 339 Market Street, Plat Map 22, Lot 26 & 26A, Special Use Permit from section 32-166, to November 28, 2012, all materials on the check list must be submitted to the Building Officials office no later than the Wednesday prior to meeting. Seconded by M. Gerhardt. All in favor.

New Business:

Application #12-24, Tara L. Hurley, owner and applicant, 175 Main Street, Plat Map 2, Lot 44

Variance from section 32-115

To install 20 sq. ft. of additional signage where 15 sq. ft. is permitted.

M. Gerhardt recuses; A Harrington assumed the chair.

Tara L. Hurley, 137 London Ave, Pawtucket, RI, presented a request to increase the existing signage by an additional 20 sq. ft. The additional signage would include lettering on the replacement awning.

Public comment – William F Hurley, 18 Bagy Wrinkle Cove, Warren, RI, wanted to know why this applicant was having so much difficulty getting an approval, when they are taking down a sign that is

disgrace and replacing it with a sign that's going to look real good. He would like the board to grant the variance as requested.

It was moved by A. Ellis to approve application #12-24, Tara L. Hurley, owner and applicant, 175 Main Street, Plat Map 2, Lot 44, Variance from section 32-115. The approval will grant a total of 35 sq. ft. total for the existing signage on the roof and awning, such that no additional signage be placed in the windows and any displays, which would be visible from the window, should be placed a minimum of 5 ft. from the plain of the glass of the window towards the interior of the establishment and no other exterior signage beyond the 35 sq. ft. as purpose shall be installed. This does not include the, "No parking police take notice", signage located on the left side. Seconded by S. Calenda. All in favor.

Application #12-25, Charles Vecoli, owner and Frank Karpowicz, applicant, 69 Harris Avenue, Plat Map 13E, Lot 129

Variance from section 32-77

To construct a 9' 5" x 6' 6" one story addition that will violate the front, side, and rear setbacks.

June Vecoli, 69 Harris Avenue, represented the request with a letter signed by Charles Vecoli, authorizing the representation of the property in his name. Ms. Vocili then introduced Frank Caporwicz, architect, President of Frank Caporwicz Architects, Inc., 26 South County Commons Way, Unit A5, Wakefield, RI, proceeded with the representation of the application.

Public Comment – David Pion, 82 Harris Ave, Warren, a neighbor located around the corner, had no objections.

It was moved by P. Atteman to approve application #12-25, Charles Vecoli, owner and Frank Karpowicz, applicant, 69 Harris Avenue, Plat Map 13E, Lot 129, variance from section 32-77, to construct a 6,100 sq. ft. single story addition closer to the property line than is permitted by the front, side, and rear yard setbacks, the requested setbacks are side yard 3ft, rear yard is 18.9 ft. and the front is 18ft. Second by S. Calenda. All in favor.

Administrative Matters:

Discussion relative to the scheduling of Zoning Board meetings - A. Ellis would like consideration in moving the meeting on a different day other than the 3rd Wednesday of each month. After discussion of the matter it was agreed the meetings would continue to be scheduled for the 3rd of the month.

Consideration of items for future agendas:

The Solicitor will verify with the Town Council if they have come to a decision that they are going to uphold the 5 years appointments for the alternates as in the ordinance or continue with their practice of 1 year terms and go back before them in December.

Adjourn:

It was moved by S. Calenda to adjourn the meeting at 8:01 pm. Second by P. Atteman. All in favor.