

ZONING BOARD OF REVIEW

Barrington, Rhode Island

August 7, 2012

APPLICATION: #3683

MINUTES OF THE MEETING:

At the call of the Acting Chairman, Mark Freel the Board met with Paul Blasbalg, David Rizzolo, Ian Ridlon, and Stephen Venuti.

Also present was solicitor Andrew Teitz as well as Building Official Robert Speaker.

At 6:07 P.M. Mr. Freel opened the meeting and noted that the public participation portion of the meeting was closed at the July 19, 2012 meeting, and that the purpose for this meeting was to deliberate and vote on application #3683.

Continuation of application #3683, Francine Soldi, 27 Half Mile Road, Barrington, RI 02806, applicant and owner, for permission to construct a 24' x 40' two-story addition; Assessor's Plat 24, Lot 172, R-25 District, 27 Half Mile Road, Barrington, RI 02806, requiring dimensional relief for being within 100' of a wetlands/waterbody.

Before deliberation began Mr. Freel noted that at the last meeting

there had been some question as to if the standards for a dimensional variance applied to this application, as the only relief being sought was due to the proximity to the wetlands. Mr. Teitz reviewed his memo dated August 3, 2012 – Soldi Dimensional Variance Application, highlighting what the Board will need to consider.

Mr. Venuti began the deliberation by noting that while the applicant has worked hard to mitigate the storm water runoff, that alone is not enough to justify building a new structure within 15 feet of the wetlands. He stated that the applicant has not met the standards of §185-69d, that the relief to be granted is the least relief necessary, nor have they meet the standards in Section §185-71, that the hardship to be suffered by the owner, absent granting the relief, would amount to more than a mere inconvenience.

The Board continued to discuss the ‘hardship’ and ‘least relief necessary’ criteria, as well as the requirement that the impact on the owner, absent relief, amount to more than a mere inconvenience. Members of the Board noted that there were alternative options, though less desirable, to achieve the applicant’s goal of storing their collections. The Board also noted the magnitude of the proposed structure. It was also noted that several neighbors, as well as the Conservation Commission, objected to this proposal.

The Chairman polled the Board regarding their vote on a motion to

deny:

Mark Freel – Yea

Paul Blasbalg – Yea

David Rizzolo – Yea

Ian Ridlon – Yea

Stephen Venuti - Yea

MOTION: Mr. Venuti moved to request the solicitor to draft a motion denying the application to be adopted by the Board at the September 20, 2012 meeting. Mr. Blasbalg seconded the motion and it carried unanimously (5-0).

MINUTES OF THE PREVIOUS MEETING:

A motion was made by Mr. Venuti and seconded by Mr. Ridlon to accept the July 19, 2012 Zoning Board of Review minutes with changes. The motion carried unanimously (5-0).

ADJOURN:

There being no other business, Mr. Blasbalg moved to adjourn at 6:56 P.M. Mr. Venuti seconded the motion and the meeting was adjourned.

Respectfully submitted,

Valerie Carroll, Secretary

Mark Freel, Vice Chairman

cc: Andrew Teitz, solicitor