

**TOWN OF WEST GREENWICH  
ZONING BOARD OF REVIEW  
280 VICTORY HIGHWAY  
WEST GREENWICH, RI 02817  
January 16, 2018  
7:30 P.M.**

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A regular meeting of the West Greenwich Zoning Board of Review was held on January 16, 2018 at 7:30 p.m. Present were Chairman Ken Jones, Raymond Stewart, Gregory Breene, Gilbert Rathbun, Dr. Clyde S. Fish and Charlotte Jolls. Also present was Town Solicitor Michael Ursillo.

Chairman Jones called the meeting to order at 7:30 p.m.

**Petition of Michael and Ryan DiFranco: 231 Lake Drive. Plat: 5, Lot: 136. Applying for a Dimensional Variance under Zoning Ordinance of the Town of West Greenwich Article II, Section 2, Subsection D. Request to amend Condition of approval for Dimensional Variance granted to construct deck.**

Ursillo states that he has advised the Board to continue the DiFranco application in order to revise the agenda and notice to be more specific.

Chairman Jones makes **Motion** to continue the DiFranco application to the February 20, 2018 meeting.

Motion seconded by Breene.

All in favor (6-0)

Jones (aye), Stewart (aye), Breene (aye), Rathbun (aye), Jolls (aye), Fish (aye).

**Petition of Cindy and Maria Estrada: 2 Niantic Trail. Plat: 41, Lot: 74. Applying for a Dimensional Variance under Zoning Ordinance of the Town of West Greenwich Article II, Section 1, Subsection D. Request to amend a previously approved street line setback for construction of a single-family house.**

Chairman Jones reads aloud the application. The Board members look over the full-size plan of property that was submitted.

Breene asks the applicant if the septic has already been put in.

Ernesto Estrada explains that they were not aware of the problem when they bought the property and were only made aware upon hiring an engineer who informed them the foundation is not in line to what is proposed. The septic is not in yet.

Jolls asks Estrada if the foundation was in place when they purchased the property.

Estrada responds that the foundation was already there and that it is the only structure on the property currently.

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Jones states that there is no neighbor getting encroached on which is unique to this lot as the Town owns abutting land. The existing foundation is 21.4 on the northerly side and 24.8 on the southerly side instead of the 25 ft.

Breene states that the lot has been to the Zoning Board previously and that they had discussed the well in the previous decision.

Estrada states that they will abandon the current well and instead install it where the Board approved it previously.

**Motion** to approve sideline variance on the northerly side of the lot to be reduced to 21.4 feet and on the southerly side of the lot to 24.8 feet with the intent being that the footprint of the existing foundation remain as is and have a variance for the existing location based on the plan stamped by James Flynn December 11, 2017. The approval is based on the following condition:

1. The existing well is to be abandoned and the new well be placed in accordance to the plan submitted with the application (stamped by James Flynn – dated December 11, 2017).

The Board finds that the existing foundation footprint with reduced sideline variances of 21.4 feet on the northerly side and 24.8 feet on the southerly side are satisfactory due to the additional set back in land area/distance between the property boundary line and the actual location of Nipmuck Trail within the town right of way.

Motion seconded by Stewart.

All in favor (6-0)

Jones (aye), Stewart (aye), Breene (aye), Rathbun (aye), Jolls (aye), Fish (aye).

**Approval of Prior Meeting Minutes** (December 27, 2017)

Stewart makes motion to approve December 27, 2017 minutes.

Motion seconded by Rathbun.

Fish and Jolls abstain.

All in favor (4-0)

Jones (aye), Stewart (aye), Breene (aye), Rathbun (aye)

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Chairman Jones makes motion to adjourn.

Motion seconded by Rathbun.

All in favor (6-0)

Jones (aye), Stewart (aye), Breene (aye), Rathbun (aye), Jolls (aye), Fish (aye).

The meeting was adjourned at 7:45 p.m.

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Kaitlin Boyer, Clerk  
West Greenwich Zoning Board of Review