

**TOWN OF WEST GREENWICH  
ZONING BOARD OF REVIEW  
280 VICTORY HIGHWAY  
WEST GREENWICH, RI 02817  
March 20, 2018  
7:30 P.M.**

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A regular meeting of the West Greenwich Zoning Board of Review was held on March 20, 2018 at 7:30 p.m. Present were Chairman Ken Jones, Raymond Stewart, Gregory Breene, Gilbert Rathbun, Dr. Clyde S. Fish and John Ruzzo. Also present was Town Solicitor Michael Ursillo.

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

**Petition of Ben Lonngren: 358 Robin Hollow Road. Plat 23 Lot 6. Applying for a Dimensional Variance under Zoning Ordinance of the Town of West Greenwich Article II, Section 2, Subsection D. Request to convert existing barn to a single-family home on a proposed 2-acre lot; Relief required for side setback to existing building.**

Chairman Jones states that he has a few questions for the applicant regarding the plan that was submitted with the application. He clarifies that the applicant's family owns the entire parcel and they are looking to break off a 2-acre parcel that would meet all of the frontage requirements; the only variance needed would be a side-yard variance to the existing barn from the property line. He states that the only people that would be affected would be the applicant's family giving him the 2 acres from their lot.

Jones asks for questions from the audience.

Thomas Robertson, owner of 346 Robin Hollow Road, tells the Board that he is in favor of the application.

**Motion** to approve with all of the requirements for a dimensional variance and that it only affects the property owner who is actually splitting their property and it is based on the fact that there is an approved ISDS for the site.

All in Favor (6-0)

Chairman Jones (aye), Fish (aye), Ruzzo (aye), Stewart (aye), Breene (aye), Rathbun (aye)

**Petition of Amy and Lars Wahlberg: 739-745 Victory Highway. Plat 25 Lots 15 & 16. Applying for a Special Use Permit under Zoning Ordinance of the Town of West Greenwich Article I, Section 7, Subsection 2. Proposed use of recreational sports facility in a Highway Business Zone.**

Amy Wahlberg tells the Board they have purchased both lots and plan on having them merged as one; they meet all of the requirements for setbacks and minimum lot coverage.

Raymond Mann, owner of 740 Victory Highway, asks the Board the depth of the lots they plan on putting the facility and what the proposed size of the facility is.

Chairman Jones lets Mann look at an application.

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Fish asks the applicants what the hours of operation will be.

Amy Wahlberg states that they would like to be open from 8:00 am until 10:00 p.m. 7 days a week. There will be no events taking place at the facility, it will only be used for practicing and training; They have 20-25 parking spaces planned and the entrance can be adjusted to conform to the Board's suggestions, if any.

Mann states that he is concerned about the headlights being a nuisance through his windows at night since he lives directly across the street.

Ursillo tells him that the project still has to go before the Planning Board who will then advise the best place to put the entrance so as not to disturb abutters.

A representative from Coast to Coast Holdings, Inc., located at 773 Victory Highway, stated that they have no issues with the proposed facility.

**Motion** to approve with the following conditions: 1. The Hours of Operation are limited to 8:00 a.m. – 10:00 p.m. 7 days a week 2. Entrance to the facility is to be determined by the Planning Board at Site Plan Review and is to be designed in such a manner that eliminates automobile lights from impacting the residents across the street at 740 Victory Highway 3. Lots 15 and 16 are to be merged after Planning Board Review.

**Approval of Prior Meeting Minutes** (January 16, 2018)

**Motion** to approve the March 20, 2018 Regular Meeting Minutes.

Motion seconded by Stewart.

All in Favor (6-0)

Chairman Jones (aye), Fish (aye), Ruzzo (aye), Stewart (aye), Breene (aye), Rathbun (aye)

Chairman Jones makes **Motion** to adjourn

All in Favor (6-0)

Chairman Jones (aye), Fish (aye), Ruzzo (aye), Stewart (aye), Breene (aye), Rathbun (aye)

The meeting was adjourned at 7:57 p.m.

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Respectfully Submitted  
Kaitlin Boyd, Clerk