

Town of Lincoln

Zoning Board of Review

100 Old River Road, Lincoln, RI

Minutes of August 1, 2017 Meeting

Present: David DeAngelis-Chairman, Lori Lyle, John Barr, Robert Oster, Mark Enander, Town Solicitor

Excused: John Bart, Stephen Kearns

Alternates: Mark Enander and Robert Oster

Minutes

Motion made by Member Enander to approve the July 2017 Minutes.

Seconded by Member Barr. Motion carried by all present.

Correspondence

None

Applications

Cobble Hill Development LLC, 132 Old River Road, Lincoln, RI – Application for Dimensional Variance seeking side and rear setback relief for the construction of a new home on Longmeadow Road, Lincoln, RI.

AP 28, Lot 90 Zoned: RA 40

Represented by: John Shekarchi, Esq., 132 Old River Road, Lincoln, RI

Attorney requested application the application be continued to the September agenda. Motion made by Member Oster to continue the application. Motion seconded by Member Barr. Motion carried by all present.

Main Street LLC, 31 Forestdale Drive, Cumberland, RI – Application for Special Use Permit to add four (4) additional residential units to an existing six (6) unit property located at 122 Main Street Manville, Manville, RI.

AP 36, Lot 43 Zoned: RG 7

Represented by: John Shekarchi, Esq., 132 Old River Road, Lincoln, RI

Chairman read into the record standards that need to be met for a Special Use Permit.

Applicant is now requesting permit for 3 units and not 4 units. There is over lot coverage by downsizing to 3 units.

Witness

Ed Pimentel

The proposed three units meets all standards and criteria. He looked at properties in a several block radius and there are other multifamily houses in the area. Unites would sit on a corner lot with dual frontage and required no dimensional relief. New units will be two

bedroom and townhouse styled.

Witness

Michael Massud, Owner

There is an existing 6 unit, 2 bedroom building at the site. New units will also be 2 bedroom units. Exterior of the building will be colonial style with green space in front and rear of the proposed units with vinyl siding.

Both members Barr and Oster stated they would like to see site plans showing the roofline and exterior of the building. Would applicant be willing to continue the application to the September agenda and return with renderings for review by members? Chairman asked if applicant had any floor and site plans available for Board members to review and applicant replied he did not have any on hand but would be agreeable to a continuance and return in September with the requested information: site plan, floor plans and parking.

Chairman read into the record Planning Board/Technical Review Committee recommendation:

Members of the Technical Review Committee reviewed the submitted plans and application for Special Use Permit to add four (4) additional residential units to an existing six (6) unit property located at 122 Main Street, Manville, RI. The subject property is located in the RG-7 zone which allows multi-family homes. The Planning Board recommends Approval of a Special Use Permit. The submitted plans

and application meet all of the zoning requirements for an RG-7 zone. The Planning Board feels that the Special Use Permit will not alter the general character of the surrounding area and will not impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.

No opposition present. No one in favor of the application present.

Chair made a motion to continue the application to the September agenda providing applicant ample time to gather the requested site plan, floor plans and parking plans. Motion seconded by Member Barr. Motion carried by all present.

Motion made by Member Barr to adjourn the meeting. Motion seconded by Member Oster. Motion carried by all present.

Respectfully submitted,

Ghislaine D. Therien

Recording Secretary