

The Middletown Zoning Board of Review

Minutes of the meeting held February 24, 2009

The Middletown Zoning Board of Review held it's regular monthly meeting on February 24, 2009 at 7:00 PM.

Present at the Meeting were: Chairman – Tom Silveira, Member - Tom Newman, Member - Steve MacGillivary, Member - Greg Shultz, First Alternate Francis Flanagan, Zoning Officer - Jack Kane, Town Solicitor - Michael Miller. Vice Chairman – Peter VanSteeden and Secretary- Lucy Levada were absent. First Alternate Francis Flanagan was a voting member for this meeting. Tom Newman served as acting as Vice Chairman and Secretary.

A motion was made by Steve MacGillivary and Second by Greg Shultz to accept the the Secretary's minutes of January 27, 2009. Motion Granted 5-0.

Continuances/Withdrawals:

Petition Of: 1235 West Main Road Realty – C/O Corcoran, Peckham, Hayes & Galvin P.C.-31 America's Cup Ave – Newport ERI(owner) – AutoCenter Mazda (applicant) – by their attorney Patrick O'N. Hayes, Jr. for a Special Use Permit from Sections 1211A, Tables 12-2, 12-3 & 12-4 to remove the existing legal non-conforming Volkswagen Pylon

Sign at 1235 West Main Road & Replace it with a Mazda Pylon Sign. Said Real Estate located at 1235 West Main Road and further identified as Lot 87 on Tax Assessor's Plat 106.

Motion to Withdraw made by Tom Newman, Second by Steve MacGillivray, granted 5/0

Petition of Bancroft Partners LLC – 1100 Aquidneck Ave Middletown RI by their attorney Robert M Silva Esq – for a Variance from section 603 – to re-subdivide Lots 123 & 127 such that proposed Lot A will have lot frontage of 13.03 feet where 130 feet is required and proposed Lot B will have side yard setbacks of 7.2 feet and 12.5 feet where 20 feet is required. Said Real Estate located at 575 Tuckerman Ave and further identified as Lots 123 & 127 on Tax Assessor's Plat 122.

This petition to be continued to a special meeting to be scheduled for March 10, 2009.

Petition Of: Renaissance Development Corp. 35 Sockanosset Cross Rd. Cranston, RI- (owners)- for a For a Special Use Permit from Section 1211, Tables 12-4 & 12-5- to allow a 6' round internally illuminated box cabinet sign with a light background and dark graphics and a 46 sq. ft. internally illuminated channel letter sign where 30 sq. ft. is allowed. Said real estate located at 569 West Main Rd. and further identified as Lot 32 on Tax Assessor's Plat 107SE.

This petition to be continued to the next scheduled meeting March 24, 2009.

Petition Of: Lawrence and Kim Ingeneri – 62 Pond Rd.-Wellesley, MA- (owners)-David Andreozzi Architect -232D Waseca Ave Barrington, RI (applicant)- for a Variance from Section 603, 701 & 803G to construct a deck and roof on existing accessory structure with a side yard setback of 18'-6.25" where 30' is required.. Said real estate located at 357 Indian Ave. and further identified as Lot 65 on Tax Assessor's Plat 130.

This petition to be continued to March 10, 2009.

Summary Cases:

Petition of: James M. Riley- 17 Gunning Ct.- Middletown, RI- (owner)- for a Variance from Section 603, 701 & 803G- to construct an 16' x 16' one story addition with a rear yard setback of 23' where 30' is required. Said real estate located at 17 Gunning Ct.. and further identified as Lot 22 on Tax Assessor's Plat 115.

Motion made by Steve MacGillivary, Second by Greg Shultz to grant the petition. Granted 5-0.

Continued Cases:

Petition of: Michael and Carol Troy- 6 Penn Lane.-Middletown, NJ-

(owners)- Ron Alose- 936 Aquidneck Ave- Middletown, RI (applicant)- for a Variance from Section 603, 701& 803G - to demolish the existing detached garage and construct a 34'x21'- 4" two story attached garage with a front yard setback on S. Crest St. of 8'11" where 25' is required and resulting in lot coverage of 37.5% where 25% is allowed. Said real estate located at 160 Tuckerman Ave. and further identified as Lot 44 on Tax Assessor's Plat 116SE.

Following testimony by the applicant and others, this petition was continued to the March 24, 2009 meeting.

New Cases:

Petition of: Island Hotel Group LLC- 325 West Main Rd...- Middletown, RI- (owner)- for a Special Use Permit from Sections 1211, Tables 12-2 & 12-3 to allow a monument sign with a height of 10' where 4' is allowed and to allow a second free standing sign where one sign is allowed. Said real estate located at 325 West Main Rd. and further identified as Lot 193 on Tax Assessor's Plat 108.

The meeting was Adjourned at 9:00 PM.

Respectfully Submitted by Tom Newman.