

The Middletown Zoning Board of Review Minutes March 24, 2009

The Middletown Zoning Board of Review held its regular monthly meeting on March 24, 2009.

Present at this meeting were Chairman- Tom Silveira-Vice Chairman -Peter Van Steeden, Secretary- Lucy Levada ,Steve MacGillivary-Tom Newman- alternates- Frank Flanagan and Greg Schultz-Zoning Officer- Jack Kane -Town Solicitor- Turner Scott , and Russ Jackson.

A Motion was made by Steve MacGillivary and second by Peter Van Steeden to accept the Secretary's minutes of February 24, 2009

CONTINUANCES / WITHDRAWALS:

- 1. BRM.Co .Inc.&Jem Co.Inc.(Special Use- for control-----April 28,2009**
- 2. BRM Co. Inc &Jem Co. Inc(Variance)-for control-----April 28,2009**
- 3. Renaissance Development Corp.(Signage)----- April 28,2009**
- 4 . Bancroft Partners LLC-----April 28,2009**

Appeals;

Norman

Bird

Sanctuary-----

April 28,2009

Richard

&Lila

Neidrich-Planning

board

appeal-----April28,2009

SUMMARY CASES:

1. Petition of: Lawrence &Kim Ingeneri 62 Pond Rd.-Wellesley, Ma. (Owners)-David Andreozzi Architect- 232D Waseca ave.-Barrington, R.I. (Applicant)- for a Variance from Sections 603,701,&803G

to construct a deck and roof on the existing on the existing accessory structure with a side yard setback of 18'-6.25" where 30' is required. . Said real estate is located at 357 Indian Ave, and further identified as lot 65 on Tax Assessors Plat 130.

Steve MacGillvary has recluse himself from this petition and Greg Schultz will be the voting member.

A motion was made by Peter Van Steeden and second by Tom Newman to grant the petition. Petition granted 5-0

CONTINUED CASES:

1. Petition of: - Michael & Carol Troy- 6 Penn Lane-Middletown , NJ (owner) - Ron Alose- 936 Aquidneck Ave- Middletown, R.I.-(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 sideyard setback of 8'x11.5" where 25' is required resulting in lot coverage of 37.5% where 25% is allowed. Said Page 2

Real estate is located at 160 Tuckerman Ave. And further identified as Lot 32 on Tax Assessor's Plat 116 SE.

Voting members on this case will be -Tom Silveira-Steve MacGillivray-Tom Newman and Greg Schultz and Frank Flannagan.

Attorney Peter Cosel- Submitted a letter of opposition dated March 24,2009 and exhibit#A-map of area.

And Exhibit #B Photos of area. Mr. Michael Spicer an abutter spoke in opposition as he had not seen the revised plans. Dennis Tourano spoke in favor of the petition.

The primary objection to this petition was lot coverage and run off. After much discussion from all parties. A motion was made by Greg Schultz and second by Steve MacGillivray to grant the petition as every setback has been reduced and lot coverage . Conditions. -That it stays a single family home and no 2ND apartment on property..and demolish the existing garage. Petition granted 5-0

NEW CASES:

1. Notarianni Realty, Inc.-178 Phenix Ave. Cranston ,R.I. (Beaumont Sign Co.(applicant)- for a Special Use Permit from Sections 1211 Table 12-3 to allow the replacement of a 60 sq.ft freestanding sign with a 49.61 sq.ft sigh on the existing pole where 16 sq. ft. is allowed. Said real estate is located at 717 West Main Rd. And further identified as lot 21 on Tax Assessor's plat 107 NE.

A motion was made by Peter Van Steeden and second by Lucy

Levada to grant the petition with a condition that the reader board be removed.

2. Sequin Realty,INC.- 285 East Main RD. -Middletown, R.I.- (Owners) Imported Car Co. Of R.I., Inc. (Applicant)- by their Attorney -Robert M. Silva, Esq.-For a one year extension of a previously granted Variance for Signage relief, and relief granted by decision dated April25,2007. Said real estate is located at 285 East Main Rd, and further identified as Lot 20A on Tax Assessor's Plat 113.

A motion was made by Peter Van Steeden and second by Tom Newman to grant the petition . Petition granted.5-0

Meeting adjourned 10:10

Respectfully submitted

Lucy R. Levada

Secretary