

Minutes for Middletown Zoning Board of Review

March 22, 2011

Summary Case:

Petition of: Joseph & Theresa Ashness – 81 Ellery Avenue - Middletown, RI (owners) - for a Variance from Sections 603, 701 & 803G– to construct a 1 story addition at the rear of the dwelling with a left side yard setback of 11.24’ where 15’ is required. Said real estate located at 81 Ellery Avenue and further identified as Lot 325 on Tax Assessor’s Plat 115SE. Frank Flanagan moves to approve the application and Steve MacGillivray seconds. The application is approved 5-0.

Full Hearings:

Petition of: Peter Gallipeau - P. O. Box 4286 - Middletown, RI (owner) - for a Special Use Permit from Article 11 and Section 1103 - to allow the construction of a single family dwelling on proposed subdivision lot #9 located in Zone 1 of the Watershed Protection District. Said real estate located at Bailey Avenue, Sachuest Drive, and Cross Country Lane and further identified as Lot 4 on Tax Assessor's Plat 126. Continued to March 29, 2011.

Petition of: Peter Gallipeau - P. O. Box 4286 - Middletown, RI (owner) - for a Special Use Permit from Article 11 and Section 1103 - to allow the construction of a single family dwelling on proposed subdivision

lot #10 located in Zone 1 of the Watershed Protection District. Said real estate located at Bailey Avenue, Sachuest Drive, and Cross Country Lane and further identified as Lot 4 on Tax Assessor's Plat 126. Continued to March 29, 2011.

Petition of: Peter Gallipeau- PO Box 4286- Middletown, RI (owner)-for a Special Use Permit under Article 11 Section 1103 – to allow the construction of a single family dwelling on proposed subdivision lot 2 in Zone 1 of the Watershed Protection District. Said real estate located at Bailey Ave., Sachuest Dr. & Cross Country Ln. and further identified as Lot 4 on Tax Assessor's Plat 126. Continued to March 29, 2011.

Petition of: Michael and Stephanie Sullivan - 28 River Run Rd.- Middletown, RI (owners)- for a Variance from Sections 603 & 701- to construct a 192 sq. ft. covered front porch with a front yard setback of 37' where 40' is required . Said real estate located at 28 River Run Rd. and further identified as Lot 50 on Tax Assessor's Plat 120. Michael Sullivan represents himself and testifies that he would like to have a front porch of minimal width. Rene Talewsky objects. Steve MacGillivray moves to approve the application and Greg Schultz seconds. Voting members: Newman, VanSteeden, Potter, Flanagan (alternate). The application is granted 5-0.

Petition of: Paradise Realty, LLC – 470 Old Baptist Rd.- North Kingstown, RI (owner)- by their attorney Stephen M. Litwin, Esq.- 1

Ship St.- Providence, RI- for a Special Use Permit from Article 11 - to construct a single family dwelling in Zone 1 of the Watershed Protection District. Said real estate located at Bailey Ave. and further identified as Lot 916 on Tax Assessor's Plat 120. Steve Litwin, Esq. appears on behalf of the applicant and presents no witness. He explains that the application has been approved in the past but has expired. Tom Newman moves to approve the application with the condition as stated by the Planning Board and Conservation Commission. Greg Schultz seconds. Voting members: Newman, VanSteeden, Potter, Flanagan (alternate). The application is granted 5-0.

The meeting was adjourned at 9:45pm.