

THE MIDDLETOWN ZONING BOARD OF REVIEW MINUTES JULY 24, 2012

The Middletown Zoning Board of Review was held on July 24, 2012 at 7:00 p.m. Present at this meeting were Chairman- Peter Van Steeden, Vice Chairman- Tom Silveira, Secretary- Lucy Levada voting members Charles Vaillancourt, Steve MacGillivray- Alternates- 2nd Nick Pasyanos and 3rd Olin Gambrell. Town Solicitor- Turner Scott and Building Official- Jack Kane. 1st Alternant James Miller was absent and 2nd alternant Nick Pasyanos will be a voting member on these cases.

A motion was made by Charles Vaillancourt and second by Steve MacGillivray to accept the June 26, 2012 minutes. Motion carried 5-0

CONTINUANCES/WITHDRAWALS:

1. Petition of: ACP Land, LLC (Special Use)-----August 28, 2012
2. Petition of: ACP Land, LLC (Variance)-----
August 28, 2012
3. Petition of: Melbro Inc. (Variance)-----August 28, 2012
4. Petition of: John Gullison & Bonnie Zimble-(Special Use)-----August 28, 2012
5. Petition of : Catherine Costakos-(Variance)-----August 28, 2012
6. Petition of: Benjamin J. Contessa (Special

Use)-----August 28, 2012

7. Petition of: Benjamin J. Contessa (Variance)----- August 28, 2012

8. Petition of: Coddington Realty Trust (Signage)-----November 27, 2012

CONTINUANCES/WITHDRAWALS:

A motion was made by Charles Vaillancourt and second by Steve MacGillivray to withdraw without prejudice the Costakos petition. Motion granted 5-0

A motion was made by Steve MacGillivray and second by Tom Silveira to withdraw without prejudice the Seal Rock LLC petition. Motion granted 5-0

SUMMARY CASES:

1. Petition of: Judith Tucker-106 Beacon St. Middletown R.I. (owner)-Geremia Builders, LLC-9 Lowndes St. Newport, R.I.- for a Variance from Sections 603,& 701 to construct a two story single family dwelling with a left side yard setback of 7.5' where 15' is required. Said real estate is located at 106 Beacon St. and further identified as Lot 182 on Tax Assessor's Plat 108NW. A motion was made by Tom Silveira

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and second by Charles Vaillancourt to grant the petition as the petitioner has made a vast improvement on what they submitted before. Petition granted 5-0

2. Petition of Timothy Barrows -1 Wedgewood Dr.- Middletown, R.I.

(owner)-for a Variance from sections -701 & 803G to construct a 278 sq. ft. deck with a rear yard setback of 32.4' where 50' is required and a 6'x7' outdoor shower with a side yard setback of 18' where 20' is required. Said real estate is located at 1 Wedgewood Dr. and further identified as Lot 255 on Tax Assessor's Plat 114.

A motion was made by Charles Vaillancourt and second by Tom Silveira to grant the petition. Petition granted 5-0 for a full enjoyment of his property.

3 Petition of: Henry & Tiina M. Liiv- 6 Buena Vista Ave. Middletown,R.I.(owner)-by their Attorney Robert M. Silva,esq.-1100 Aquidneck Ave.- Middletown, R.I.-for a variance from section 603,701 &803G- to allow the construction of an addition to the existing single family dwelling (indoor therapy pool) with a side yard setback of 3.4' where 30' is required and a rear yard setback of 33.5' where 60' is required. Said real estate is located at 6 Buena Vista Ave. and further identified as Lot 72.4 on T ax Assessor's Plat 129.

Steve MacGillivray has recused from this petition and Nick Pasyanos will be the voting member

A motion as was made by Charles Vaillancourt and second by Lucy Levada to grant the petition. Mr. Liiv is handicapped and needs this pool. Petition granted 5-0

4. Petition of: KVH Industries, Inc.-50 Enterprise Ctr.- Middletown, R.I.-(owner)-c/o Rob Wooding. AIA-Wooding Design, LTD- 369 Ives St.- Providence R.I.- for a Special Use Permit from section 1211(B)(2) 1211(D)(2)(a)-to allow a 65.25 square foot wall mounted sign where 32 square feet allowed resulting in 3 building mounted signs 2 allowed.

Said real estate located at 75 Enterprise Ctr. and further identified as Lots 15C & 15D on Tax Assessor's Plat 113.

A motion was made by Steve MacGillivray and second by Charles Vaillancourt to grant the 3rd sign as allowed at 32 square feet. Motion granted 5-0

5. Petition of: Kempenaar Real Estate-351 West main Rd. -Middletown, R.I.(owner)-Hilton Displays c/o John Zimmerman-125 Hillside Dr.-Greenville, SC (applicant)- for a Special Use Permit from Article 12 Sections 1211B & 1211F- to allow two internally illuminated channel letter wall signs and one externally illuminated wall sign for a total of 3 signs where 1 is allowed and allow an internally illuminated box cabinet sign with translucent light colored background attached to the existing plaza sign. Said real estate located at 349 West Main Rd. and further identified as Lot 19300 on Tax Assessor's Plat 108.

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A motion was made by Steve MacGillivray and second by Charles Vaillancourt to grant the petition for the third sign as signage has been reduced. Motion granted 5-0

Amendment to the motion to approve the pole sign. Motion granted.

Meeting Adjourned 9:00 p.m.

Lucy R. Levada

Secretary