

**THE MIDDLETOWN ZONING BOARD OF REVIEW MINUTES OCTOBER 23, 2012**

The monthly meeting of the Middletown Zoning Board of Review was held on October 23, 2012 at 7:00 P.M. Present at this meeting were Chairman –Peter Van Steeden, Vice Chairman -Tom Silveira, Secretary –Lucy Levada, Voting Board Members- Charles Vaillincourt and Alternates-1st James Miller- 2nd Nick Pasyanos-3rd Olin Gambrell –Town Solicitor-Michael Miller and Zoning Official- Jack Kane.

Due to the absence of Board member Steve MacGillivray 1st Alternant James Miller will be a voting member and Nick Pasyanos will be the 1st alternant.

A motion was made by Charles Vaillincourt and second by James Miller to accept the Secretary’s minutes of September 25, 2012. Motion carries 5-0

**CONTINUANCES/WITHDRAWALS:**

1. Petition of: Russell Puerini-  
(Variance)-----November 27, 2012

2. Petition of: John Erickson Jr. (Special  
Use)-----November 27, 2012

3. Petition of: John Erickson Jr.(  
Variance)-----November 27, 2012

4. Petition of: John Rondina( Special  
Use)-----November 27, 2012

5. Petition of: John Rondina(

Variance)-----November 27, 2012

6. Petition of: John Gullison & Bonnie Zimble-(Special Use)-----November 27, 2012

7. Petition of: Premier Toyota of Newport(Variance)-----November 27, 2012

8. Petition of: Kenneth Alves ( Special Use)-----November 27, 2012

9. Petition of: Kenneth Alves ( Variance)----- November 27, 2012

10. Petition of: Thomas & Elizabeth Rowe( Special Use)-----November 27, 2012

A motion was made by Charles Vaillancourt and second by James Miller to withdraw without prejudice Ms. Catherine Costakos Petition. Motion carried 5-0

**Full Hearing Cases:**

1. Petition of: Main Hotel LLC-348 West Main Rd. Middletown, R.I.-(owner) –for a Special Use Permit from Sections 1209, 1211(D) (1) (A)- to allow a 45sq. ft. monument sign where 32’ is allowed with a height of 12’-6” where 4’ is allowed and 2 perimeter directional signs that bear advertising . Said real estate is located at 348 West Main Rd and further identified as Lot 16802 on Tax Assessor’s Plat 108 NW.

Exhibit# 1- {Picture of the Hotel street because of contour of the land 15’ back of side walk was 5’ from property line. -Exhibit# 2- Construction picture showing contour car dealership.

A motion was made by Lucy Levada and second by Charles Vaillancourt to grant the petition with the duck logo on the exit and

**entrance signs. Petition granted 5-0**

**A motion was made by James Miller and second by Charles Vaillincourt to have just the duck logo on the extra exit. Motion granted 5-0.**

**2. Petition of: David A. & Mary E. Rodrigues (Lot 62) and Phillip Rondina (Lot 61) (owners)-c/o their Attorney David Martland- 1100 Aquidneck Ave.-Middletown R.I.- for a Variance from Section 603- to construct a single family dwelling with attached breezeway and garage with a northerly side yard setback of 20' and a southerly side yard setback of 25.5' where 30' is required. Said real estate is located at 1 Cordeiro Terr. And 355 Third Beach Rd. and further identified as Lot 62 &61 on Tax Assessor's Plat 126.**

**Exhibit #1-Site Plan lay out- Property is Zoned R60- Footprint now is 29.44' and the new will be 30.50'**

**A motion was made by Charles Vaillincourt and second by Tom Silveira to grant the petition. Petition granted 5-0**

**Meeting Adjourned 9:35 p.m.**

**Respectfully Submitted**

**Lucy R. Levada**