

Zoning Board of Review Minutes

FEBRUARY 25, 2014

Administrative: Roll Call / Adoption of Minutes

Attendance:

Present: Peter VanSteeden, Tom Silveira, Nickolas Pasyanos, Jim Miller, Robert Novick and Olin Gambrell.

Absent: Charles Vaillancourt and Stephen MacGillivray.

Motion to accept minutes made by Tom Silveira and seconded by Nick Pasyanos.

Passed 5 0

Continuances/Withdrawals:

Petition of: Philip John Rondina- 379 Third Beach Rd- Middletown, RI (owner) - by his attorney Robert M. Silva, Esq.- 1100 Aquidneck Ave- Middletown, RI- for a Special Use Permit from Section 1103- to permit the construction of a single family dwelling pursuant to plans filed herewith, located in Zone 1 of the Watershed Protection District. Said real estate located at Cordeiro Terr. and further identified as Lot 59 on

Tax Assessor's Plat 126.

Continued to March 25, 2014

Petition of: Philip John Rondina- 379 Third Beach Rd- Middletown, RI (owner)- by his attorney Robert M. Silva, Esq.- 1100 Aquidneck Ave- Middletown, RI- for a Variance from Section 603 & 701- to permit the construction of a single family residential structure with a side yard setback of 16.1' where 30' is required and with a rear yard setback of 55.3' where 60' is required. Said real estate located at Cordeiro Terr. and further identified as Lot 59 on Tax Assessor's Plat 126.

Continued to March 25, 2014

Petition of: Middletown Associates- c/o Picerne Real Estate Group- 75 Lambert Lind Highway- Warwick, RI (owner)- by their attorney Robert M. Silva, Esq- 1100 Aquidneck Ave- Middletown, RI- for a Special Use Permit from Sections 602 and 1501- to allow the construction of accessory residential garage structures in an existing multifamily project location in a Traffic Sensitive Residential Multifamily Zone (RMA) pursuant to plans submitted herewith. Said real estate located at 969 West Main Rd and further identified as Lot 142 on Tax Assessor's Plat 106.

Continued to March 25, 2014

Petition of: Middletown Associates - c/o Picerne Real Estate Group- 75 Lambert Lind Highway- Warwick, RI (owner)- by their attorney Robert M. Silva, Esq- 1100 Aquidneck Ave- Middletown, RI- for a Variance from Sections 903 and 1505- to allow a 10.70 acres of open space where 13.65 acres is required under the ordinance (10.8 acres existing). Said real estate located at 969 West Main Rd and further identified as Lot 142 on Tax Assessor's Plat 106.

Continued to March 25, 2014

Petition of: George Warren etals. (owner)- by their attorney Patrick O'N. Hayes, Jr.- PO Box 389- Newport, RI- for a Variance from Section 603- to subdivide the existing lot into two lots each having 37.59 feet of frontage where 200 feet is required, one lot to be 1.38 acres and the other 3.81 acres in the same manner as was previously approved. Said real estate located at 514 Paradise Avenue (Paradise Court) and further identified as Lot 2 on Tax Assessor's Plat 127.

Continued to March 25, 2014

Petition of: Anthony J. Gonsalves- 15 Rosedale Ave- Middletown, RI (owner)- by his attorney Vernon L. Gorton, Jr.- 181 Chases Rd- Portsmouth, RI- for an Appeal from Section 901- to allow the garage

as presently constructed to remain or in the alternative to stay the enforcement of any cease and desist order dated November 5, 2013 pending action on petitioner's request for necessary dimensional variances. Said real estate located at 15 Rosedale Avenue and further identified as Lot 190 on Tax Assessor's Plat 108NW.

Continued to March 25, 2014

Petition of: Andrew Nicoletta- 216 Gray Craig Road- Middletown, RI (owner)- Sean Napolitano- 18 J H Dwyer Drive- Middletown, RI (applicant)- by their attorney David P. Martland, Esq.- for a Variance from Sections 603 & 701- to construct a 28' X 49' single family dwelling with attached garage with a left side yard setback of 20' and a right side yard setback of 19.3' where 30'is required. Said real estate located at Miller Street and further identified as Lot 90 on Tax Assessor's Plat 120.

Continued to March 25, 2014

Petition of: Michael & Terri Flynn- 34 Warren Ave- Middletown, RI (owners)- for a Variance from Sections 603, 701 & 803G- to construct a 708 sq. ft. two story addition with a front yard setback of 7'- 5 1/2" where 25'is required. Said real estate located at 34 + 38 Warren Ave and further identified as Lot 163 on Tax Assessor's Plat 115SE.

Continued to March 25, 2014

Petition of: Michael & Terri Flynn- 34 Warren Ave- Middletown, RI (owners)- for a Special Use Permit from Section 803A- to allow an expansion of a legal non- conforming use by constructing an addition to one of the existing dwellings. Said real estate located at 34 + 38 Warren Ave and further identified as Lot 163 on Tax Assessor's Plat 115SE.

Continued to March 25, 2014

Summary Hearings:

Petition of: Imenda Antoinette Southerland- 1 Winthrop Drive- Middletown, RI (owner)- for a Variance from Sections 603 & 701- to construct a 8' X 11' front entry with stairs with a front yard setback of 16.4' where 25' is required. Said real estate located at 1 Winthrop Drive and further identified as Lot 15 on Tax Assessor's Plat 114.

Motion to accept made by Nick P. and seconded by Jim M.

Passed 5 0

Full Hearings:

Petition of: CVDD II, LLC- 235 Promenade Street- Providence, RI (owner) - for a Special Use Permit from Sections 1106- to allow for a

self storage facility located in Zone 1 of the Watershed Protection District. Said real estate located at 1747 West Main Rd and further identified as Lot 8 on Tax Assessor's Plat 111.

Butch Gambrel Excused himself from this hearing

Derrick Mesoella – Owner/Member of LLC gave testimony regarding the Planning Board findings and the change in plans. Mr. Scott recommended that we read the 2 recommendations into the record.

Testimony was provided by Pare Engineer, Timothy Thies about the site and the conditions presented in the recommendations. The client is willing to accept all of the recommendations in the three letters.

Motion was made by Bob N to accept and include the recommendations contained in the three documents with instruction to remove duplications. Nick P seconded the motion.

Passed 5 0

Petition of: Eric Comerma & Maria D. Herrera- 272 Boulevard-Middletown, RI (owners)- for a Variance from Sections 603, 701 & 803G- to construct a 384 sq. ft. addition to connect existing garage to existing dwelling with a left side yard setback of 13'-10" where 20' is required. Said real estate located at 272 Boulevard and further identified as Lot 118A on Tax Assessor's Plat 108SE.

Motion to accept made by Nick P. and seconded by Jim M.

Meeting adjourned at 7:50 p.m.