

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA
OCTOBER 15, 2013, AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Pre-Roll

Pre-roll for November 19, 2013.

V. Approval of Minutes

Approval of Minutes from September 17, 2013

VI. Public Hearings

Continuation of Petition #1282 Whalerock Renewable Energy, LLC at Kings Factory Road

Whalerock Renewable Energy, LLC (applicant), 497 West Beach Road Charlestown, RI; Lawrence LeBlanc, LL Properties, LLC (owner), 485B West Beach Road Charlestown RI; N.I.N., LLC (owner), 133 Old Tower Hill Road, Suite 1, Wakefield, RI, requesting a Special Use Permit to construct a "Large Wind Energy System" in accordance with Article VI, Section 218-37, Subsection D (4) "Wind Energy Generator Towers and Systems" as adopted August 10, 2010 and Article IV, Section 218-23, "Special Use Permit". Premises located at Kings Factory Road and is further designated as Lot 186 on Assessor's Map 17.

Continued from August 20, 2013 Petition #1290 Anthony Orsini

Requesting a Dimensional Variance in accordance with Article VII, Section 28-41 Dimensional Table to add a staircase from the second floor to provide an additional means of egress. Premises located on Charlestown Beach Road and further designated as Lot 327 on Assessor's Map 11.

Petition #1294 Craig Huttler

Requesting a Dimensional Variance in accordance with Article IV Section 218-24 from Article VII, Section 218- 41 Dimensional Table; 12' permitted, 4.81' proposed on the left side, 218-43 Dimensional Standards; Lot Coverage permitted 1380 sq. ft., 1832 sq. ft. proposed, to construct a 12' x 14' deck that will allow for access to and from the main living area. Premises located at 197 Shirley Drive and further designated as Lot 92 on Assessor's Map 3.

Petition #1295 Conrad Ello, Designer for George W. Fink & Sherry A. Robinson

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 & Section 218-42 C; from rear yard setback requirement 100' permitted, 49' proposed and 47'-6" with overhang, to construct a front porch and a second floor addition on the existing footprint. Premises located at 30 Dudley Lane and further designated as Lot 35 on Assessor's Map 7.

VII. Discussion Among Members

VIII. Adjournment

All petitions may be reviewed in detail in the Building Official's office during regular office hours. A forty-eight (48) hour notice is required for persons with sensory impairment needing auxiliary aids.

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact (711-364-1240) at least three (3) business days prior to the meeting.

In accordance with Federal law and U.S. Dept. of Agriculture policy, the Town of Charlestown is prohibited from discrimination on the basis of race, color, national origin, sex, age or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington DC 20250-0410 or call 800-795-3272 (voice) or 202-720-6382 (TDD).

Respectfully submitted,
Mary Goff, Clerk
Zoning Board of Review

Posted: 9/20 /2013 SOS, ClerkBase, Library

Any petitions on this agenda that are not decided at this meeting may be continued to the following Thursday or a subsequent date.

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact (711-364-1240) at least three (3) business days prior to the meeting. In accordance with Federal law and U.S. Dept. of Agriculture policy, the Town of Charlestown is prohibited from discrimination on the basis of race, color, national origin, sex, age or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington DC 20250-0410 or call 800-795-3272 (voice) or 202-720-6382 (TDD).