

ZONING BOARD OF REVIEW

September 5, 2008

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Ernest D. George Jonathan L. Elion

Robert Toth Douglas W. Bates, Alt. #1

Stephanie A. Osborn Robert J. Cagnetta, Alt. #2

Igor Runge

Also,

Stephen A. Alfred, Town Manager

Nancy Letendre, Special Legal Counsel

Vincent Murray, Director of Planning

Dale Holberton, Town Clerk

Vincent J. Vespia, Chief of Police

The Honorable Town Council

Conservation Commission Members

The Zoning Board of Review will meet Wednesday, September 17, 2008, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

Petition of KSL-SK, Inc., 1405 Douglas Avenue, Providence, RI for a One-Year Extension of a Variance granted on September 19, 2007. Premises located at The Crossing at the Tower, Mooresfield Road and Tower Hill Road, South Kingstown, RI, Plat 18-3, Lots 13 & 14, Section 910 (A).

Continuation of the Petition of Rev. Nicholas P. Smith, St. Francis of Assisi Church (Closed Public Hearing), 114 High Street, Wakefield, RI for a Special Use Permit to utilize a proposed grotto/seating area adjacent to Father Greenan Hall for occasional outside religious education classes and activities in an R-10 Zone. Premises located at 114 High Street, Wakefield, Rhode Island, Assessor's Plat 56-2, Lot 57, Section 202 C, 203 and 907. (George, Toth, Osborn, Runge, Elion)

Continuation of the Petition of Alicia S. McDonnell, 10 Rockview Street, Boston, MA for a Special Use Permit to remove an existing single family dwelling and construct a new 27.5' x 36' single family dwelling with a 12' x 40' open deck with an ell and stairs 4' x 20' and install a new onsite wastewater treatment system in an R-80 Zone. Premises located at 840 Charlestown Beach Road, South Kingstown, RI, Assessor's Plat 95-4, Lot 33, Section 601 and 907.

Continuation of the Petition of Ed Brock, 819 Sand Plains Trail, Wakefield, RI for a Variance to construct a 12' x 16' utility shed closer to a side line (15' required – 6' requested) and a rear line (10' required

– 8’ requested) in an R-80 Zone (Cluster). Premises located at 819 Sand Plains Trail, South Kingstown, RI, Plat 72-2, Lot 41, Section 401 R-40 Dimensional Regulations, Section 403 (c) (b) and 907.

Petition of James & Sandra Reardon, 1754 Atwood Avenue, Johnston, RI for a Special Use Permit to construct a 4’ x 11’ addition and an 8’ x 10’ open deck to an existing cottage in an R-20 Zone. Premises located at Row 6 West, Cottage #11, Carpenters Beach Meadow, South Kingstown, RI, Plat 92-2, Lot 55-075, Section 203 and 907.

Petition of Steve Rasmussen, 363 South Road, Wakefield, RI for a Special Use Permit to construct additions to a non-conforming use (two (2) dwellings on one lot) in an R-20 Zone. Premises located at 363 South Road, South Kingstown, RI, Assessor’s Plat 56-1, Lot 1, Section 203 and 907.

Petition of Helen E. Benford, 552 Riverside Drive, Apt. 3F, New York, NY for a Special Use Permit to construct 4’ x 8’ storage shed on an existing open deck closer to a rear line (35’ required – 4’ requested) in an R-20 Zone. Premises located at 8th Street West, Cottage #16, Carpenters Beach Meadow, South Kingstown, RI, Assessor’s Plat 92-2, Lot 55-016, Section 203, 401 R-20 Dimensional Regulations and Section 907.

Petition of Alice Machado, PO Box 843, Charlestown, RI for a Variance to remove an existing single family dwelling and construct a new

single family dwelling with an open deck closer to a front line (24' requested – 40' required) in an R-40 Zone. Premises located at 1340 Broad Rock Road, South Kingstown, RI, Assessor's Plat 25, Lot 28, Section 401 R-40 Dimensional Regulations and Section 907.

Petition of Mildred Everett, 1400 Broad Rock Road, Wakefield, RI for a Variance to remove an existing single family dwelling and construct a new single family dwelling closer to a front line (15' requested – 40' required) and a front porch closer to a front line (9' requested – 40' required) in an R-40 Zone. Premises located at 1400 Broad Rock Road, South Kingstown, RI, Assessor's Plat 25, Lot 23, Section 207 and 907.

Petition of Roger Lebrun, PO Box 34, Kingston, RI for a Variance to construct a garage addition to a dwelling closer to a side line (32' required – 18' requested) in an R-200 Zone. Premises located at 361 Waites Corner Road, South Kingstown, RI, Assessor's Plat 14, Lot 58, Section 206 and 907

Petition of Grossi Estates, LLC, 16 Janet Drive, Cranston, RI for a Variance to have non-contiguous frontage (west end 144' – east end 130.48' – total 274.48' - required 200' contiguous) and to maintain the existing dwelling 43.36' from the front line. Premises located at 265 Usquepaugh Road, South Kingstown, RI. Assessor's Plat 13-1, Lot 36, Article 12, Definition 79 and Section 907.

Petition of Peter Keating, PO Box 157, Wilton, CT for a Variance to construct a 38” x 44’ open deck walkway closer to a side line (10’ required – 6’ requested) in an R-80 Zone. Premises located at 926 Charlestown Beach Road, South Kingstown, RI, Plat 95-4, Lot 23, Section 206 and 907.

Petition of Katherine Vincent, 30 Walden Way, Wakefield, RI for a Special Use Permit & Variance to operate an educational institution – primary through secondary (grades 0-12) in an R-80 Zone and a variance from the minimum lot size of 5.50 acres (existing 3.09 acres) in an R-80 Zone. Premises located at 251 Post Road, South Kingstown, RI, Plat 63-1, Lot 1, Section 301 Use Code 20, Section 401, Schedule of Dimensional Regulations and Section 907.

Individuals requesting interpreter services for the hearing impaired must call 792-9642 seventy-two (72) hours in advance of the meeting date.