

ZONING BOARD OF REVIEW

October 7, 2010

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Ernest D. George
Robert Toth
Stephanie A. Osborn

Igor Runge
Douglas W. Bates
Robert J. Cagnetta, Alt. #2

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, October 20, 2010, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

Continuation of the Petition of Willow Dell Beach Club, Inc., 156 Cards Pond Road, South Kingstown, RI for a **Special Use Permit** to modify the special use permit granted on October 21, 1985 to permit the relocation of the beach club building and parking to another area on the lot than previously stipulated. Premises located at 156 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 36 and Zoned R-200, Section 200E and 907.

Petition of Eugene Zappi, 5998 Palisades Avenue, Bronx, NY for a **Variance** to construct a 12' x 18' two story addition and a 24' x 32' 2nd floor addition closer to a front line than permitted in a R-20 Zone (25' required – 11' requested). Premises located at 1119 Matunuck Beach Road, South Kingstown, RI, Assessor's Map 93-4, Lot 22, Section 207 and 907.

Petition of Joseph Soito, 21 Donna Court, Wakefield, RI for a **Variance** to construct a 8' x 12' addition and covered porch with stairs in place of an existing open deck and stairs closer to a front line than permitted (40' required – 18' requested). Premises located at 21 Donna Court, South Kingstown, RI, Assessor's Map 63-4, Lot 18, Section 401 and 907.

Petition of Charles A. Foster, 4 Spilt Rock Road, Newton, CT for a **Variance** to construct a stairway to an open deck and an elevated 4' x 6 ½' deck to accommodate an air conditioning compressor closer to a side line than permitted in an R-80 Zone (15' required – 11.8' requested for stairs and 11' requested for the compressor deck). Premises located at 13 Teal Road, South Kingstown, RI, Assessor's Map 90-4, Lot 45, Section 207 and 907.

Petition of Carla Squatrito, 50 Talbot Lane, South Windsor, CT for a **Variance and Special Use Permit** to demolish an existing dwelling and construct a 23'-3" x 51'-2 ½" two story dwelling with two 17'-4 ½" x 17'-4 ½" open decks closer to a front line than permitted (40' required – 32.63' requested) and install a OWTS closer to a wetland and or a coastal feature than permitted (150' required – 37' requested) in an R-80 Zone. Premises located at 112 Sand Piper Drive, South Kingstown, RI, Assessor's Map 89-2, Lot 38, Section 401, 504, 601 and 907.

Petition of Roland J. Fiore, 145 Fiore Industrial Drive, Wakefield, RI for a **Variance** to reduce the required lot area and width in an R-30 Zone, 30,000 sq. ft. of area required, 23,671 sq. ft. requested, 125' lot width/frontage required, 98.45' requested. Premises located at Saugatucket Road, South Kingstown, RI, Assessor's Map 41-1, Lot 34, Section 401 and 907.

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