

ZONING BOARD OF REVIEW

May 1, 2013

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Ernest George
Robert Toth
Stephanie Osborn
Igor Runge

Douglas Bates
Robert Cagnetta, Alt.
John Bernardo, Alt.

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
Dennis Vinhaterio, Principal Planner

The Zoning Board of Review will meet Wednesday, May 15, 2013, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

Continuation of the Appeal of Shore Line Realty Company, Inc., 135 Norwich Avenue, Norwich, CT **Appealing** the Decision of the Building Official in a letter dated August 1, 2012. Premises located on Succotash Road, South Kingstown, RI, Assessor's Map 87-3, Lots 5 & 6, Section 909.

Continuation of the Appeal of Shore Line Realty Company, Inc., 135 Norwich Avenue, Norwich, CT **Appealing** the Decision of the Building Official in a letter dated October 3, 4 & 5, 2012. Premises located on Succotash Road, South Kingstown, RI, Assessor's Map 87-3, Lot 5, Section 909.

Continuation of the Petition of Conrad C. Heffernan & John C. Drew, 130 Rosebriar Avenue, Wakefield, RI for a **Special Use Permit** to locate an Onsite Wastewater Treatment System closer to a wetland than permitted in an R-80 Zone (150' required – 75.4' requested). Premises located on Green Hill Beach Road, Assessor's Map 90-4, Lot 174, Section 504.1 and 907. (George, Osborn, Runge, Bates, Bernardo)

Continuation of the Petition of Matunuck Beach Properties, Inc., 62 Birchwood Drive, Narragansett, RI for a **Special Use Permit** to amend a previously granted special use permit granted on January 23, 2013 and said decision recorded in the Land Evidence Records on Pages 556 - 559, Book L1507. Specifically, that one of the conditions of approval that the distance between existing Lane 17 and the new lane be no more than 100' edge to edge. The applicant is requesting that the distance between lane ways be increased to 140'. Premises located at Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 9, South Kingstown, RI, Assessor's Map 92-1, Lot 9 and is Zoned R-200, Section 202C and 907.

Petition of Al Romano, 43 Eagle Street, Terryville, CT for a **Special Use Permit** to replace an existing 4' x 14' open deck with 5.5' x 14' open deck with a retractable awning over in an R-20 Zone. Premises located at 1st Street West, Lot 237, Carpenters Beach Meadow, 854 Matunuck Beach Road, South Kingstown, RI, Assessor's Map 92-2, Lot 55-237, Section 203 and 907.

Petition of Robert Stockley, 5075 Old Post Road, Charlestown, RI for a **Special Use Permit & Variance** to demolish an existing nonconforming cottage and replace with an 8' x 31' trailer on a slab in a CN/R-20 Zone and a variance from the rear setback (20' required – 8' requested) and a side line (10' required – 2' requested). Premises located at Unit #18, Blackbeard Homeowners Association, 836 Matunuck Beach Road, Tax Assessor's Map 92-2, Lot 54-18, Section 203 and 907.

Petition of Kevin West, 6A Wilcox Street, Simsbury, CT for a **Special Use Permit & Variance** to relocate an existing nonconforming dwelling, two (2) houses on one lot closer to a front line than permitted in an R-200 Zone (40' required – 12' requested) and to exceed the height allowed (35' permitted – 42' requested) while maintaining the existing nonconforming side line setback of 18' – 20' permitted. Premises located at 392 B & C Cards Pond Road (Browning's Beach) South Kingstown, RI and owned by Moonstone Partners, LLC, 100 Gristmill Road, Simsbury, CT, Section 203, 207 and 907.

Petition of Jon Hans, 205 Lenox Avenue, Albany, NY for a **Variance** to construct a 12' x 26' deck to the rear of the dwelling with a 12' x 16' portion enclosed as a screen porch closer to a rear line than permitted in an R-30 Zone (30' required – 26' requested). Premises located at 46 Juniper Road, South Kingstown, RI, Assessor's Map 83-2, Lot 27, Section 207 and 907.

Petition of Green Hill Beach Club, Inc., PO Box 1593, Charlestown, RI for a ***Special Use Permit*** to locate a temporary 20' x 50' tent and restroom/changing area structure in an R-40 Zone for a private beach club, Use Code 33.4. Applicant is seeking a special use permit due to the loss of the existing permanent structure being demolished by the storm event of October 2012. Premises located at 1064 Green Hill Beach Road, South Kingstown, RI, Assessor's Map 96-1, Lot 28, Section 907 and 301.

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