

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA AS AMENDED
AUGUST 18, 2009 AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Pre-Roll

Pre-roll for September 15, 2009.

V. Minutes

Approval of minutes of July 21, 2009.

VI. Public Hearings

1. Remand of petition #1122 Green Machine Bio LLC, William Green for Ross Hill Development

Requesting a Special Use Permit under Article XV, Section 105C to erect a temporary met tower for a maximum of 24 months to study wind in a C3 Zone. Premises located at 78 Ross Hill Road, Charlestown and is further designated as Lot 14 on Assessor's Map 14.

2. Petition #1141 Roberta Mulholland, Esq. for Charlestown Fire District

Requesting a Special Use Permit and Dimensional Variance under Article XIX, Section 218-158 B, Article XII, Section 218-61 (I), Required Parking, Section 218-62, (H) (2)(a) and (b) Landscaping standards, to construct a fire station with fewer parking spaces and fewer trees in a Traditional Village and Historic Village District with a Mixed Use Overlay. Premises located at Old Post Road, Charlestown and is further designated as Lots 13-1 and 13-2 on Assessor's Map 12.

3. #1146 Margaret L. Hogan for Douglas A. Ross

Requesting a Special Use Permit under Article XV, Section 218-87, 1 and 4 to install an Alternative/Innovative Adavantex AX 20 Septic System, well and Single Family Dwelling in an R2A Zone as approved by the Board June 24, 2008. Premises located at Midland Road, Charlestown, Rhode Island and is further designated as Lot 426 on Assessor's Map 2.

4. Petition #1147 Metro PCS for Allan and Barrie Hill

Requesting a Special Use Permit under Article XV, Section 218-105 to install 6 antennas on an existing telecommunication tower and up to four (4) cabinets on the ground within the existing fenced area in an R3A Zone. Premises located at 5081 Old Post Road, Charlestown and is further designated as Lot 103 on Assessor's Map 14.

5. Petition #1148 Richard Lavigne for Shelter Cove Properties, LLC

Requesting a Special Use Permit under Article XV, Section 218-95, District Use Table to expand a marina from 53 to 66 slips in a C2 Zone. Premises located at 523 Charlestown Beach Road, Charlestown and is further designated as Lot 131 on Assessor's Map 9.

6. Petition #1149 Steve Zimmerman

Requesting a Dimensional Variance under Article VI, Section 218-32, Table 32.1 Dimensional Regulations to enlarge an existing deck closer to property lines than allowed in an R20 Zone. Premises located at 60 East Shore Drive, Charlestown and is further designated as Lot 357 on Assessor's Map 11.

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.

Respectfully submitted,
Ellen A. Hefler, Clerk
Zoning Board of Review

Posted 8-12-09
Posted to web sites 8-12-09
Faxed to library 8-12-09
Faxed to Westerly Sun 7-27-09