

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA
NOVEMBER 16, 2010, AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Pre-Roll

Pre-roll for December 14, 2010.

V. Minutes

Approval of minutes of October 19, 2010.

VI. Public Hearings

1. Petition #1188 Wayne and Henry Fredette for the Fredette Trust

Requesting a Special Use Permit under Article I, Section 218-5B to construct an accessory use without a principle use in an R20 Zone. Premises located at Pond Street, Charlestown and is further designated as Lot 150 on Assessor's Map 9.

2. Petition #1186 Helen E. Daly

Appealing the decision of the Building Official dated June 25, 2010 under Article IV, Section 218-28 and Article VI, Section 218-33B contiguous substandard lots in an R2A Zone. Premises located at Bay View Road, Charlestown and is further designated as Lot 280-1 on Assessor's Map 2.

3. Petition #1187 Arline and Tamara Duker

Appealing the decision of the Building Official dated June 25, 2010 under Article IV, Section 218-28 and Article VI, Section 218-33 contiguous substandard lots in an R2A Zone. Premises located at 26 Bay View Road, Charlestown and is further designated as Lot 280 on Assessor's Map 2.

4. Petition #1189 Margaret A. Laurence for H. Jane Pierce Trust

Appealing the decision of the Building Official dated August 9, 2010 under Article IV, Section 218-25 Contiguous Substandard Lots in an R2A Zone. Premises located at East Arnolda Drive, Charlestown and is further designated as Map 12; Lot 45-1.

The public is welcome to any meeting of the Town Council (or your particular board/commission). 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).

5. Petition # 1194 Richard A. Greene, PLS for New Castle Realty Co.

Requesting a Special Use Permit and Dimensional Variance under Article VII, Section 218-41 Dimensional Table, Article VII, Section 218-43 A(2) and Article XIII, Section 218-78 to construct a Single Family Dwelling closer to property lines and associated OWTS closer to a wetland than allowed in an R3A Zone. Premises located at Shannock Road, Charlestown and is further designated as Lot 51 on Assessor's Map 29.

6. Petition #1195 Ben Boisclair for Amy Hecht and Mauruce Van Swaaij

Requesting a Dimensional Variance under Article VIII, Section 218-40 Dimensional Table and 218-41 to construct an addition closer to property lines than allowed in an R20 Zone. Premises located at 177 Cedar Road, Charlestown and is further designated as Lot 389 on Assessor's Map 11.

7. Petition #1196 Neil and Sherry Simon for Sherry L. Simon Living Trust

Requesting a dimensional Variance under Article VII, Section 218-41 to construct an addition closer to property lines than allowed in an R20 Zone. Premises located at 50 West Niantic Street, Charlestown and is further designated as Lot 183 on Assessor's Map 2.

8. Petition #1197 Margaret L. Hogan for Karyl Lee Theriault and Brian Ennis

Requesting a Dimensional Variance under Article VII, Section 218-41 and Article IV, Section 218-14 to create lots with less frontage than allowed in an R3A Zone. Premises located at Old Coach Road, Charlestown and is further designated as Lot 157 on Assessor's Map 23.

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 11-01-10
Posted to web sites 11-01-10
Faxed to library 11-01-10
Faxed to Westerly Sun 11-01-10

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