

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA
JANUARY 18, 2011, AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Pre-Roll

Pre-roll for February 15, 2011.

V. Minutes

Approval of minutes of December 14, 2010.

VI. Public Hearings

1. 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.

2. 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.

3. 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 R2A Zone. Premises located at 50 West Niantic Street, Charlestown and is further designated as Lot 183 on Assessor's Map 2.

4. Petition #1198 Whalerock Renewable Energy LLC and Lawrence LeBlanc (LL Properties LLC)

Appealing the decision of the Building Official dated November 30, 2010 under Article IV, Section 218-25 that the application does not qualify for vesting as stated in Section 218-4 of the Charlestown Zoning Ordinance, per RIGL 45-24-44. Premises located at Kings Factory Road and is further designated as Lot 186 on Assessor's Map 17.

The public is welcome to any meeting of the Zoning Board of Review. 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 #1199 Pearce Construction for Dolph Santello

Requesting a Dimensional Variance under Article VII, Section 218-44 and 218-41 Dimensional Table to construct additions to a Single Family Dwelling closer to property lines and exceeding the allowable lot coverage in an R2A Zone. Premises located at 40 Sonquipaug Road, Charlestown and is further designated as Lot 117-25 on Assessor’s Map 17.

6. Petition #1200 Craig Douglas, Stockade Building, Inc. for Gari K. Fines, Trustee

Requesting a Dimensional Variance under Article VII, Section 418-43A and 218-41 Dimensional Table to construct a second floor closer to property lines than allowed in an R20 Zone. Premises located at 278 ram Island Road, Charlestown and is further designated as Lot 544 on Assessor’s Map 11.

7. Petition #1203 John V. McCloskey, Esq. and Charles Soloveitzik, Esq. for Elizabeth and Katherine Nolan

Appealing the decision of the Building Official not to issue a Zoning Certificate within 15 days of the request submitted on August 11, 2010 under Article II, Section 218-6-B(8) for property located in an R2A Zone. Premises located on Mill Pond Court and is further designated as Lot 47 on Assessor’s Map 12.

8. Petition #1204 Margaret L. Hogan, Esq. for Michael Aspinwall and Susan Blanker

Requesting a Dimensional Variance under Article VI, Section 218-41 Table of Dimensional Regulations to demolish and replace an existing 4 bedroom Single Family Dwelling and ISDS with a new 4 bedroom Single Family Dwelling with a new denitrification OWTS closer to property lines than allowed in an R2A Zone. Premises located at 138 Midland Road, Charlestown and is further designated as Lot 433 on Assessor’s Map 2.

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 12-28-10
Posted to web sites 12-28-10
Faxed to library 12-28-10
Faxed to Westerly Sun 12-28-10

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