

**TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW**  
**OPEN MEETING & PUBLIC HEARING AGENDA**  
**MARCH 20, 2012, AT 7:00 PM**

**I. Call to order**

**II. Pledge of Allegiance**

**III. Roll Call**

**IV. Pre-Roll**

Pre-roll for April 17, 2012.

**V. Approval of Minutes**

Approval of Minutes for February 21, 2012.

**VI. Public Hearings**

**1. Petition #1208 Taylor Olson for Kenneth Luck**

Requesting a Special Use Permit and Dimensional Variance under Article VI, Section 218-37(5) and Article VII, Section 218-41 to have a private stable with one horse and construct a barn closer to property lines than allowed in a R3A Zone. Premises located at 210 Narrow Lane and is further designated as Lot 222 on Assessors Map 20.

**2. Petition #1247 Beryl Macletchie**

Requesting Dimensional Variance from Article VII, Section 218-41 and a Special Use Permit under Article VI, Section 218-39(D) to build a bathroom and laundry addition closer to the front line than allowed and the expansion of a non-conforming use. Seeking relief of 26' in the front. Premises located at 103 East Beach Road and is further designated as Lot 49 on Assessors Map 4.

**3. Petition #1248 Margaret Hogan, Esq. for Ernesto & Wendy Leon-Gambetta**

Requesting Dimensional Variance from Article VII, Section 218-41 to build a two story addition 10x12, plus 3.5' wide deck walkway. Seeking relief of 10.9' in the front. Premises located at 686 Charlestown Beach Road and is further designated as Lot 21 on Assessors Map 9.

**4. Petition #1249 Angelo & Susan Sullo**

Requesting Dimensional Variance from Article 218-43 to construct a 1 car garage with storage above closer to the side line than allowed, 12' required, 4' requested. Premises located at 16 Fourth Street and is further designated as Lot 383 on Assessors Map 9.

**5. Petition #1250 David Vinick**

Requesting Dimensional Variance from Article 218-41 to construct an addition to the garage closer to the front line than allowed, 40' required, 30' requested and also, higher than allowed, 15' required, 25' requested. Premises located at 7 Scapa Flow Road and is further designated as Lot 28 on Assessors Map 26.

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).

**6. Petition #1251 Henry & Nancy Ranalli**

Requesting Special Use Permit and a Dimensional Variance under Article VI, Section 218-39(D). Seeking an intensification of a non-conforming use and dimensional relief totaling 396' beyond the allowable 50% intensification. Premises located at 2183 Matunuck Schoolhouse Road and is further designated as Lot 96 on Assessors Map 13.

**7. Petition #1252 Vincent Maccarato, Esq. for Phyllis Rehill**

Requesting Dimensional Variance under Article 218-24(B)(C) to subdivide undeveloped 35 acres into 14 lot residential compound. Seeking relief from Article IX, Section 218-54 which does not allow a residential compound in a R-40 Zone. Also, seeking relief from the restriction that a residential compound shall have no more than a maximum of 5 lots. Premises located at 127 Buckeye Brook Road and is further designated as Lot 69 on Assessors Map 16.

**VII. Public Comment**

**VIII. Discussion among members**

**IX. 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,

Kathleen Sullivan, Clerk  
Zoning Board of Review

Posted: 3-6-2012

Posted to web sites: 3-6-2012

Faxed to library: 3-6-2012

**Any petitions on this agenda that are not decided at this meeting may be continued to the following Thursday or a subsequent date.**

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