

DATE OF POSTING: April 11, 2008

ZONING BOARD OF REVIEW AGENDA

Tuesday April 22, 2008 Meeting

Town Council Chambers 7:00 PM

Zoning Board of Review Agenda

1. Scott Parker for property owned by Michael Dellagrotta and located at 378 Main Street; AP 3, Lot 98 (Zoned CD-1, Commercial Downtown).

The applicant requires dimensional variances including parking relief to accommodate a new restaurant. The project involves changing a use from an existing salon to a full service restaurant without expanding the building. Relief is needed from Article VI, Parking Ordinance, inclusive, and from Article V, Non-Conforming Development, Section 4, which requires that subsequent use of a non-conforming property be in equal or less intensity.

2. MPB Associates LLC for property located at 58 Main Street; A.P. 1, Lot 55 (Zoned CD, Commercial Downtown). The applicant requires dimensional variances to accommodate a boutique hotel. Relief is needed from Article III, Section 3.5 inclusive, which sets forth the dimensional requirements for the Zone and from Article V, Section 2.2 regarding development that is non-conforming by dimension, and from Article VI, Parking Ordinance, Table 6-1 and Sections 5, 8.4 and 8.5.

3. Martineau Davis Realty Inc. for property located at 2639 South County Trail; AP 18A, Lot 44 (Zoned CH, Commercial Highway). The applicant requires dimensional variances from the Sign Ordinance. The applicant would like to install a new freestanding sign to serve the business at this address and relief is needed from the sign setback, clearance and height restrictions. The relief is needed from Article VII, Sign Ordinance, Section 2, Definitions.

4. Leslie Pritchard for property located at 80 Moosehorn Road; AP 14C, Lot 12 (Zoned F-2, Farm). The applicant requires a Special Use Permit for an accessory family dwelling unit. The Permit is required under Article III Section 3.3 of the Zoning Code which provides for such units by Special Use Permit in all residential zones.

5. The Estate of Donald M. Haggerty for property located at 74 Reynolds Street; AP 2, Lot 160 (Zoned R-10, Residential). The applicant requires dimensional variance to accommodate an existing house and associated structures. The project involves a subdivision of land and the relief is needed to accommodate the existing structures on the newly configured lot. Relief is needed from Article III, Table 3-2, which sets forth the dimensional requirements for the Zone.

6. Metro PCS Massachusetts LLC for property owned by Narragansett

Improvement Company and located at 43 Rocky Hollow Road; AP 5, Lot 243 (Zoned LI/O, Light Industry/Office). The applicant requires a Special Use Permit for telecommunications facilities. The Permit is required under Article XV (Section 4) of the Zoning Code which provides for additional facilities at existing towers.

7. Metro PCS Massachusetts LLC for property owned by S.C. Properties LLC and located at 1505 South County Trail; AP 12A, Lot 64 (Zoned M-LI/O, Light Industry/Office). The applicant requires a Special Use Permit for telecommunications facilities. The Permit is required under Article XV (Section 4) of the Zoning Code which provides for additional facilities at existing towers.

Zoning Board of Review Business

1. Minutes: Review and action on the minutes of the February 26, 2008 Meeting.

Adjourn