

ZONING BOARD OF REVIEW

AGENDA

September 2, 2009

**Town Council Chambers 1670 Flat River Road Work Session &
Regular Meeting 7:00 p.m.**

WORK SESSION

- 1. Approval of Minutes from August 5, 2009**
- 2. Approval of Decisions from August 5, 2009**
- 3. Zoning Enforcement Officer's Staff Report**

OLD BUSINESS

Applicant: Rhode Island CVS Pharmacy, LLC

**Owner: Rhode Island CVS Pharmacy, LLC, Rojoe Realty, Inc.,
and S.J. Padula Realty, LLC**

**Location of Property: AP 38, Lot 105, AP 38 Lot 106 & AP 38 Lot 107
763**

Tiogue Avenue

Zone: GB

Existing Use: Retail Pharmacy, Single Family Dwelling & Strip Mall

Proposed Use: Proposed Retail Pharmacy

Applicant is seeking Dimensional Variances for the following:

**Side and Rear Setbacks, Landscape Buffer, Property Access
Standards, Lot Coverage and Signage**

Applicant: Ernest G. Pullano

Owner: Same

Location of Property: AP 318 Lot 187; Phillips Hill Road

Zone: RR-2

Existing Use: Single Family Residence

Proposed Use: Subdivide lot into three lots

Applicant is seeking a Dimensional Variance for frontage for two of the three new lots created.

Applicant: Marion A. Fox

Owner: Marion A. Fox

Location of Property: AP 57 Lot 4; 32 Raymond's Point Road

Zone: RR-2

Existing Use: Single Family Dwelling 24x28

Proposed Use: Single Family residence 23x33

Applicant is seeking a Special Use Permit to raze existing structure and replace with a 2 bedroom modular with a new foundation.

Applicant: John Paolucci

Owner: John and Patricia Paolucci

Location of Property: AP 27 Lot 148; 15 Bluespruce Drive

Zone: R20

Existing Use: Single Family Dwelling

Proposed Use: Same

Applicant is seeking a Dimensional Variance to construct a seasonal 14'x24' pool house 11 feet from the property line where 15 feet is required.

NEW BUSINESS

Applicant: Gary and Lyne Pancarowicz

Owner: Gary and Lyne Pancarowicz

Location of Property: AP 311 Lot 92; Pole 14 Twin Brook Lane

Zone: RR 3

Existing Use: Vacant Lot

Proposed Use: Build 2 single family dwellings

Applicants are seeking a Special Use Permit to build 2 single family dwellings on 28.48 acres of land.

Applicant: Richard and Ramona Santos

Owner: Same

Location of Property: AP 17 Lot 29.2; 96 Lakehurst Drive

Zone: RR2

Existing Use: Single-family residence

Proposed Use: Same with subdivision

Applicant has requested a dimensional variance from the minimum

area requirement.

Applicant's are seeking a one year extension on the Zoning Board of Review Decision dated September 30, 2009.

Individuals requesting interpreter services for the hearing impaired must notify the Zoning Board Secretary at 822-9196, 72-hours in advance of the public hearing date. Devices for the hearing impaired are available.