



**ZONING AND PLATTING
BOARD OF REVIEW
REGULAR MEETING NOTICE & AGENDA**

Thursday, February 23rd, 2012 at 7:00 PM
Town Hall - Large Board Room

Narragansett Town Hall
25 Fifth Avenue
Narragansett, RI 02882
(401) 789-1044

CONVENE:

ROLL CALL:

CONSENT AGENDA

1C Minutes: Discussion and possible action to approve the minutes of the December 8th, 2011 Zoning Board Meeting.

**ZONING AND PLATTING
BOARD
OF REVIEW**

REGULAR AGENDA

NEW BUSINESS:

Chair

Donald L. Goodrich

Vice Chair

James P. Manning

Secretary

Jerry Citrone

Anthony Brunetti
Robert Mulligan
Dr. Robert O'Neill
Gene P. Kelly

Liaison Department

Director

Michael DeLuca

Liaison Staff

Jay Parker

Clerk of the Boards

Denise Buonanno

2R Public Hearing: Jonathan & Theresa Buchanan – Assessor's Plat 'N-E', Lot 19 (Circuit Drive) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled "Zoning", specifically a Variance and Special Use Permit from Section 4.3 (Coastal and Freshwater Wetlands Overlay District); a Variance and Special Use Permit from Section 4.4 (Coastal Resources Overlay District); a Front-yard Setback Variance, a Left Side-yard Setback Variance, a Right Side-yard Setback Variance; and a Lot Area Variance from Section 7.6 (Supplementary Lot and Bulk Regulations), to construct a 22' x 34' 2-bedroom dwelling with a 4' x 7' front entrance at the above referenced property.

3R Public Hearing: Matthew & Roxanne Melchiori – Assessor's Plat 'W', Lot 68 (14 Gull Road) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled "Zoning", specifically a Variance and Special Use Permit from the Coastal and Freshwater Wetlands Overlay District (Section 4.3) and a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4), to convert the second-floor of the existing garage from storage to a pool changing area and rec room with computer/office area and also construct stairs from pool deck to the second-floor garage deck at the above referenced property.

4R – Public Hearing: Middlebridge School – Assessor's Plat 'F', Lots 15 – 18, (333 Ocean Road), for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled "Zoning", specifically a Variance and Special Use Permit from Section 6.1 – Table of Use Regulations; Use Code 7401 – Private Boarding School; Special Use Permit to convert the existing vacant retreat facility to a private boarding school at the above-referenced property.

5R – Public Hearing: St. Mary’s Star of the Sea – Assessor’s Plat ‘K’, Lots ‘314–320’ & ‘327-333’ (864 Point Judith Road) - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled “Zoning”, specifically a Variance and Special Use Permit from Section 6.4 – Dimensional Regulations a Height Variance to replace the existing bell tower with a new prefabricated bell tower that will be taller than the existing at the above-referenced property.

6R – Public Hearing – Brian J. McGinnis – Assessor’s Plat ‘Y-3’, Lot ‘64’, (16 Palm Beach Avenue) - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled “Zoning”, specifically a Special Use Permit from Section 10.1 – Nonconforming Use Expansion to construct an addition off of the rear of the dwelling and install a new bulkhead and shed at the above-referenced property.

7R – Public Hearing – Jonathan & Susan Gastel – Assessor’s Plat ‘M’, Lot ‘167-1AE’ (One Off shore Road, Unit 30).0 - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled “Zoning”, specifically a Variance and Special Use Permit from the Coastal and Freshwater Wetlands Overlay District (Section 4.3), a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4), a Variance from the Dimensional Regulations (Section 6.4), a Special Use Permit for the expansion of a nonconforming use (Section 10.1), and a Use Variance from Section 11.4, to demolish the existing dwelling and construct a new 2-bedroom dwelling with a front deck and a irregularly-shaped side deck at the above-referenced property.