



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

Thursday, April 19th, 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: Minutes from the December 8th, 2011 and January 12th, 2012 Zoning Board Meetings.

**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 Commercial Staff Review: NBX Bikes – Assessor's Plat 'N-H', Lots '154-165, 167 & 168' (1153 Boston Neck Road) - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled "Zoning", specifically a request to construct a 56' x 60' irregularly-shaped commercial building with 8' x 12' entrance and a 10' x 24' storage building to be used for retail bicycle sales and services at the above mentioned property. At the request of the Narragansett Town Council this project is being completed as a Commercial Staff Review per their conditioned January 9, 2012 approval of the zone change and Comprehensive Plan amendment for this property.

3R Commercial Staff Review: Robert Trager – Assessor's Plat 'I-J', Lots '64-0 & 113' (1153 Boston Neck Road) - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled "Zoning", specifically a request to construct a 2nd floor storage area and new gambrel roof over the existing structure at the above mentioned property.

4R Public Hearing: Chris Nero – Assessor's Plat 'J', Lot '15' (130 Sand Hill Cove 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 4.4 (Coastal Resources Overlay District) to construct a dune walkover structure at the above referenced property.

5R Public Hearing: Anthony Gentile – Assessor's Plat 'E', Lot '127'– (25 Noble Street) – for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled "Zoning", specifically: a Variance & Special Use Permit from the Coastal and Freshwater Wetlands Overlay District (Section 4.3), to remove the existing covered deck and construct a screened porch and deck, at the above-mentioned property.

6R Public Hearing: Erin Sheridan – Assessor's Plat 'N-E', Lot '17' (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 and a Left Side-yard Setback Variance from Section 6.4 (Dimensional Regulations); and a Wetland Area Variance from Section 7.6 (Supplementary Lot and Bulk Regulations), to construct an irregularly-shaped 2-bedroom dwelling with a rear deck at the above referenced property.

7R Public Hearing: Gregory Manni – Assessor’s Plat ‘K’, Lot ‘69-B’ (Greenbrier Road) - for relief under Chapter 731 of the Zoning ordinance, specifically; a Variance and Special Use Permit from Section 4.3 (Coastal and Freshwater Wetlands Overlay District), and Variance from Section 25.1.(4) for insufficient road frontage, to construct a 60’ x 76’ irregularly-shaped duplex with 3-bedrooms in each dwelling unit at the above referenced property,

8R Public Hearing: Linda Imswiler – Assessor’s Plat M, Lot 167-142 (51 Shore Road) - for relief under Chapter 731 of the Zoning Ordinance, specifically a Variance and Special Use Permit from Section 4.4 (Coastal Resources Overlay District), a 394 square foot Floor Area Variance from Section 4.8.1.5 (Breakwater Village Special District), and a Special Use Permit for a 2nd story addition on a lot less than 2,000 square feet from Section 4.8.1.6 (Breakwater Village Special District) to construct a balcony sundeck on the second floor of the above mentioned property.