



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

Thursday, July 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: Discussion and possible action to approve the minutes of the February 23rd and March 22nd, 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 – Application for Variance of the State Building Code: Middlebridge School, LLC – Assessor's Plat 'F', Lots '15-18' – 330 Ocean Road – for Variances from Section 1008.1.1, Section 1018.2, Section 1009.4.3, Section 1009.5, Section 1104.4, Section 1021.1, Section 1009.12, and Section 1012.6 of the RI State Building Code (IBC 2010).

3R – Public Hearing: Jim O'Hara – Assessor's Plat 'J', Lot '2-A' – 174 Sand Hill Cove Road - 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), a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4), and Variances from the Dimensional Regulations (Section 6.4), to legalize an existing second floor front deck and stairs constructed without a building permit, and also construct a second floor walkway deck connecting the front and rear second floor decks at the above referenced property.

4R – Public Hearing: Raymond Calore – Assessor's Plat 'Y-1', Lot '343', 176 Cedar Island Road - 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) and a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4), to construct a rear deck at the above referenced property.

5R – Public Hearing: Stephen & Pierina Riccitelli – Assessor's Plat 'E', Lot '14' – 180 Boon Street - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled 'Zoning', specifically, a Front-yard Setback Variance and Left Side-yard Setback Variance from the Dimensional Regulations (Section 6.4), demolish the existing 2-bedroom

dwelling and construct a new irregularly-shaped 3-bedroom dwelling at the above referenced property.

6R – Public Hearing: John DiGiacomo – Assessor’s Plat ‘D’, Lot ‘182-A – 140 Boon Street - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled ‘Zoning’, specifically, a Special Use Permit from Section 6.3 (Table of Use Regulations - Use Code 51 [Mixed Use commercial Shopping Center]), a Special Use Permit from Section 7.9 (Automobile Parking Space), and a Special Use Permit from Section 8.1C (Commercial Substandard Lot of Record), to construct a second floor addition, construction of a rear second floor exterior landing and stairs (for egress), and renovation of existing first floor at the above referenced property.

7R: Public Hearing: Wordens Pond Builders – Assessor’s Plat ‘D’, Lots ‘86, 86-E, 86-H, 86-I’- 5 Rockland Street - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled ‘Zoning’, specifically, variances from the Dimensional Regulations (Section 6.4), a Special Use Permit from Automobile Parking Space (Section 7.9), a Special Use Permit for the Expansion of a Non-conforming Use (Section 10.1), and a Use Variance (Section 11.2),to demolish the existing 4-unit multifamily dwelling and construct two (2) new duplex dwellings at the above referenced property.