

ZONING AND PLATTING

BOARD OF REVIEW

REGULAR MEETING NOTICE AND AGENDA

Thursday, November 15th, 2012 at 7:00 PM

Town Hall - Large Board Room

CONVENE:

**ROLL CALL: Mr. Manning, Mrs. Citrone, Mr. Brunetti, Mr. Mulligan,
Dr. O'Neill, Mr. Baxter and Mr. Kelly**

ABSENT WITH CAUSE:

CONSENT AGENDA

1C Minutes: Currently unavailable.

REGULAR AGENDA

NEW BUSINESS:

2R – Public Hearing: Roch’s Fresh Foods, LLC – Assessor’s Plat ‘N-A’, Lot’43-13’- (1183 Boston Neck Road) – for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled Zoning, specifically, a Variance from the Dimensional Regulations (Section 6.4) and Commercial Substandard Lot of Record (Section 8.1(c), and is also located in a High Water Table Overlay District (Section 4.5) to construct an office attached to the south side of the

existing building and to pave approximately 2,167 square feet of currently pervious parking at the above referenced property. This application also requires the legalization of a currently non-permitted freezer that was installed on the property in 2011 within the side-yard setback without a building permit.

3R -Public Hearing (continued): Peter & Denise D'Amico–Assessor's Plat 'Y-1',Lot'9' (78 Harbour 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 Resources Overlay District (Section 4.4), and side-yard setback Variances from the Modified Dimensional Regulations (Section 6.5) to demolish an existing irregularly shaped one-story dwelling and construct an irregularly-shaped 3-bedroom dwelling with a porch with deck above, and a front portico entrance at the above-referenced property.

4R – Public Hearing: Richard Clark – Assessor's Plat 'M', Lot '147' – (81 Calef Avenue) - 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), front-yard and side-yard setback Variances from the Dimensional Regulations (Section 6.4), a Lot Area Variance from the Supplementary Lot and Bulk Regulations (Section 7.6), and a Special

Use Permit from Automobile Parking Space (Section 7.9), to demolish an existing stand-alone garage and construct a 3-story, 2-bedroom dwelling with a wrap-around deck at the above-referenced property.

5R – Public Hearing: Frederick Rogler – Assessor’s Plat ‘M’, Lot ‘155’ – (78

Calef Avenue) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled Zoning, specifically for relief under Chapter 731 of the Zoning ordinance, 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 a front-yard setback Variance from the Dimensional Regulations (Section 6.4), to demolish the existing dwelling and garage and construct an irregularly-shaped 3-bedroom dwelling with an attached garage, a rear deck, a side deck, an in-ground pool, and a front entrance at the above-referenced property.

REPORTS FROM STAFF: Scheduling of a Workshop Session