



**ZONING AND PLATTING
BOARD OF REVIEW
REGULAR MEETING NOTICE AND AGENDA**
Thursday, December 13th, 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:

ABSENT WITH CAUSE:

CONSENT AGENDA

1C **Minutes:** Currently unavailable.

**ZONING AND PLATTING
BOARD
OF REVIEW**

REGULAR AGENDA

NEW BUSINESS:

Acting Chair

James P. Manning

Vice Chair

Secretary

Jerry Citrone

Members

Anthony Brunetti
Robert Mulligan
Dr. Robert O'Neill

Alternate Members

Gene P. Kelly
Sean Baxter

Liaison Department Director

Michael DeLuca

Liaison Staff

Jay Parker
Jill Sabo

Clerk of the Board

Denise Buonanno

2R Appeal/Public Hearing: Middlebridge School – Assessor's Plat 'F', Lots '15-18' (333 Ocean Road) of the September 6, 2012 Notice of Violation associated with the enrollment of 'day students', and for possible relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled Zoning, specifically, a Special Use Permit from the Table of Use Regulations (Section 6.1): Use Code 95 to allow day student enrollment as an accessory use.

3R 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.

4R Public Hearing: Knowles Camp – Assessor's Plat 'S-1', Lot '291' (64 Burnside 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 & Freshwater Wetlands Overlay District (Section 4.3) and a Special Use Permit for the Expansion of a Non-conforming Use (Section 10.1) to demolish and replace six (6) seasonal dwelling units pursuant to the master agreement with the Town at the above referenced-property.

5R Public Hearing: Fiore – Assessor's Plat 'N-H', Lot '179' (Wesquage Drive) 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 an irregularly-shaped 4-bedroom dwelling with an attached 2-car garage and wrap-around deck, as well as an irregularly-shaped in-ground pool and spa with apron surround at the above-referenced property.

6R Public Hearing: Stringer – Assessor’s Plat ‘J’, Lot ‘16’ (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 & Freshwater Wetlands Overlay District (Section 4.3), a Variance and Special Use Permit from the Coastal Resources Overlay District (Section 4.4), and rear-yard setback Variance from the Dimensional Regulations (Section 6.4), to construct a two-bedroom dwelling with a deck at the above-referenced property.

7R Public Hearing: The Bike Stop Cafe – Assessor’s Plat ‘D’, Lot ‘184A’ (148 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 the Table of Use Regulations (Section 6.1): Use Code 5817 (expansion of legally nonconforming full service restaurant to allow sale of beer and wine only) and from Automobile Parking Space (Section 7.9) for the proposed restaurant at the property noted above.

8R Appeal: Stenmark – Assessor’s Plat ‘N-R’, Lot ‘966’ (51 Pawnee Trail) on an Appeal of the Building Official’s decision to issue a Building Permit (#B-707-12) and/or possible Public Hearing to construct a deck at this property.

REPORTS FROM STAFF:

- Scheduling of a Workshop Session.
- 2013 Meeting Schedule - for approval

CORRESPONDENCE

ADJOURNMENT