



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

Thursday, July 25<sup>th</sup>, 2013 at 7:00 PM  
Town Hall - Large Board Room

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

**CONVENE:**

**ROLL CALL:**

**ABSENT WITH CAUSE:**

**ALSO PRESENT:**

**ZONING AND PLATTING  
BOARD  
OF REVIEW**

**CONSENT AGENDA:**

**1C Minutes: Approval of minutes from the October 18<sup>th</sup>, 2012 Zoning Board meeting.**

**Chair**  
James P. Manning

**REGULAR AGENDA**

**Vice Chair**  
Anthony Brunetti

**Secretary**  
Jerry Citrone

**2R Public Hearing: Collard** – (deferred from June 20, 2013) - Assessor's Plat 'L', Lot '224-11' (24 Schooner Cove Lane) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning', specifically, a lot coverage Variance from Dimensional Regulations (Section 6.4) to install a swimming pool and pervious patio at the above referenced property.

**Members**  
Robert Mulligan  
Dr. Robert O'Neill

**3R Public Hearing – Hurst** - (deferred from March 28, April 18 and June 20, 2013) - Assessor's Plat 'L', Lot '1-39' (North Fort Road) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning', specifically, a Variance & Special Use Permit under the Coastal & Freshwater Overlay District (Section 4.3), a rear-yard setback Variance under Dimensional Regulations (Section 6.4) a Variance under Supplementary Lot & Bulk Regulations (Section 7.6B) and a Variance under Road Frontage (Section 25.1[4]) to construct a dwelling at the above mentioned property.

**Alternate Members**  
Gene P. Kelly  
Sean Baxter

**4R Public Hearing: Berk - Assessor's Plat 'I-J', Lot '64-18'- (24 Beach Row)** for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning', specifically, a Special Use Permit from Section 4.4 (Coastal Resources Overlay District), a Special Use Permit under Section 8.1[c] (Commercial Substandard Lot of Record), a Special Use Permit under Section 9.1.2 (Nonconforming Use of Building or Structures), and a Special Use Permit under Section 10.1 (Nonconforming Use Expansion), to enclose the area under the deck on the west side of the dwelling at the above referenced address.

**Liaison Department Director**  
Michael DeLuca

**Liaison Staff**  
Jill Sabo

**Clerk of the Board**  
Denise Buonanno

**5R Public Hearing: Ice - Assessor's Plat 'G', Lot '28-1'- (550 Ocean Road)** for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning', specifically, building height, overhang extension and side-yard setback Variances from the Dimensional Regulations (Section 6.4), and a Special Use Permit under Accessory Structures and Uses (Section 7.3) to construct a two-story garage with a 4-foot overhang on all sides and a second floor entrance at the above-referenced address.

**6R Public Hearing: Harrison/Beach Avenue LLC - Assessor's Plat 'N-A', Lot '30-4'- (39 Beach 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 Resources Overlay District (Section 4.4), and front and side-yard setback and lot coverage Variances from the Dimensional Regulations (Section 6.4) to demolish an existing dwelling and two (2) accessory sheds, and construct a dwelling with a second story rear deck and a covered front porch at the above-referenced address.

**7R Public Hearing: North End Realty - Assessor's Plat 'N', Lot '214'- (69 Chestnut 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 s Overlay District (Section 4.3), to construct a three-story, 4-bedroom dwelling at the above-referenced address.

**8R Public Hearing: DeWal Industries, Inc. - Assessor's Plat 'N-D', Lot '1-13' (15 Ray Trainor 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), a Special Use Permit under the Table of Use Regulations (Section 6.1 Use Code 39) and Variance under the Industrial Development Standards (Section 12.6), to construct an irregularly shaped addition for industrial use at the above-referenced address.

*OLD BUSINESS*

**REPORTS FROM STAFF:**

**REPORTS FROM THE BOARD:**

**AGENDA ITEMS FOR NEXT MEETING:**

**CORRESPONDENCE:**

**ADJOURNMENT:**