



45 Broad Street
Westerly, RI 02891
(401) 348-2549

Town of Westerly

**Zoning Board of
Review**

Chair

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Vice Chair

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Auxiliary members

*Thomas J. Capalbo,
III, Esq.*

Zoning Official

Jason Parker, CFM

Zoning Clerk

Cindy DiMaggio

Zoning Board of Review

Regular Meeting Notice and Agenda

Wednesday, January 8, 2014 at 7:00 PM

Westerly Town Hall – Council Chambers

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- A. Call to Order
- B. Roll Call
- C. Approval of Minutes:
**December 4, 2013 Regular Meeting
December 18, 2013 Special Meeting**
- D. Pre-Applications:
1. **Carroll** – Assessor's Plat '164', Lot '167' (49 Uzzi Drive): Dimensional variances to legalize rear deck & shed built without permits.
 2. **McPhee** – Assessor's Plat '176', Lot '27' (109 Atlantic Avenue): Dimensional variance to construct 3rd floor dormer.
 3. **Bryant** – Assessor's Plat '165', Lot '69' (57 Fishermans Avenue): Dimensional variance to construct an addition over existing patio.
 4. **Royce** – Assessor's Plat '137', Lot '36J-1' (2 Avondale Road): Dimensional variance to construct a new residential dwelling.
 5. **Royce** – Assessor's Plat '137', Lot '36J-2' (2 Avondale Road): Dimensional variance to convert schoolhouse to residential dwelling.
 6. **Royce** – Assessor's Plat '137', Lot '36J-2' (2 Avondale Road): Modification of previously issued Special Use Permit and Variance for existing Barn on the subject property.
 7. **Daigle** – Assessor's Plat '143', Lot '115' (67 Weekapaug Road): Dimensional variance to construct a new residential dwelling.
- E. Old Business:
None
- F. New Business:
1. **St. Clair Annex** – Assessor's Plat '185', Lot '32 A-4' (141-147 Bay Street): Requesting a Special Use Permit from §260-18 (Standard District Use Tables), Subpart F(7.2) of the Zoning Ordinance to allow the sale of alcoholic beverages at the above-referenced location.
 2. **Rory Oefinger** – Assessor's Plat '57', Lot '44' (40 Grove Avenue): Requesting variances from §260-19 (Minimum Dimensional Requirements) of the Zoning Ordinance to convert the existing dwelling to a 2-family dwelling at the above-referenced location.
 3. **Michael Turco** – Assessor's Plat '115', Lot '47' (382 Post Road): Appeal of a determination from the Zoning Official, in accordance with §260-38 (Right of Appeal) of the Zoning

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Ordinance, regarding suspected violations of a Zoning Certificate previously issued to KMC Motorsports operating at the above-referenced location.

4. **Eileen & Peter Moran** – Assessor’s Plat ‘164’, Lot ‘184’ (13 Uzzi Avenue): Requesting variances from §260-19 (Minimum Dimensional Requirements) of the Zoning Ordinance to construct a 4’8”x24’ front deck with stairs at the above-referenced location.
5. **Karma, LLC** – Assessor’s Plat ‘116’, Lot ‘5’ (11 Timothy Drive): Requesting variances from §260-19 (Minimum Dimensional Requirements) of the Zoning Ordinance to construct a new single-family dwelling at the above-referenced location.
6. **Carlo Giorno** – Assessor’s Plat ‘37’, Lot ‘148’ (34 Pearl Street): Requesting variances from §260-19 (Minimum Dimensional Requirements) of the Zoning Ordinance to convert the existing 2-family to a 3-family dwelling at the above-referenced location.
7. **Charisse Durore & Joseph Morrone** – Assessor’s Plat ‘175’, Lot ‘66’ (9 Collins Avenue): Requesting variances from §260-19 (Minimum Dimensional Requirements) of the Zoning Ordinance to construct a new single-family dwelling at the above-referenced location.

- G. Reports from Staff:
- H. Board Comments:
- I. Adjournment:

Agenda posted: January 3, 2014