

**CUMBERLAND ZONING BOARD OF REVIEW**

**CUMBERLAND TOWN HALL**

**45 BROAD STREET**

**CUMBERLAND, RI 02864**

**7:30 P.M.**

**February 14, 2007**

**AGENDA**

**7:30 p.m.**

- 1. Call to Order**
- 2. Housekeeping Matters**
- 3. Approval of Prior Meeting's Minutes**
- 4. Zoning Board Decisions Status**
- 5. Call of Docket**
- 6. Continued Matters**

**Continued Matters:**

**1. Stephen & Deanna Vadnais, of 65 Pine Swamp Road, Cumberland, RI has petitioned this board for a Special Use Permit to operate an outdoor use facility. Article 9-8, Section. Described as Assessor's Plat 50, Lot(s) 13, and Designated Zone A-2. Located at 65 Pine Swamp Road.**

**2. Dr. Claude & Patriza Curran of, Bristol, RI 02809 has petitioned this board for a Use Variance to reestablish a legal non-conforming use due to the unique characteristics of the subject structure. Article 3,**

**Section 9-8, section (c ). Described as Assessor's Plat 53, Lot 334, Designated Zone R-1, Located at 3970 Mendon Road, Cumberland.**

**3. Lehigh Realty of, East Providence, RI 02914 has petitioned this board for a Dimensional Variance for relief to increase the permitted square footage limitation in order to construct a retail establishment.**

**Article 3, Section 3-4. Described as Assessor's Plat 4, Lot 263, Designated Zone C-1, Located at 315 Broad Street.**

#### **4. REMAND**

**JCM, LLC, Hidden Meadows Estate of 3437 Mendon Road, Cumberland, RI 02864, requests a Comprehensive Permit to build housing that includes low and moderate income units in accordance with the proposal set forth herein and the requirements of the Low and Moderate Income Housing Act R.I.G.L. § 45-53-1, et, seq. as amended ("the Act"). Designated Zone A-1 and A-2. Described as being Assessor's, Plats 57. Lots 5, 13, 27, 28, and 36 and Plat 56 Lot 49, Located off Torrey Road. Owners JCM, LLC. 3437 Mendon Road, Cumberland, RI 02864.**

#### **5. REMAND**

**Americo Soares, represented by attorney Michael J. Feeney of 95 Chestnut Street, Providence, RI 02903, has petitioned this board for a Dimensional Variance to build a two (2) family dwelling. Article 4, Section (A) (3). Designated Zone R-2. Described as Assessor's Plat 2, Lot 145. Located on Abbott Street.**

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## **Sitting as Board of Appeals**

### **Continued Appeals:**

**1. Jose Pinto of 30 Geldard Street has petitioned this board for an appeal of inaction of the Building Official to enforce provisions of the zoning ordinance. For the property described as Owners, Herculano & Maria Salustio, Designated Zone I-1, Assessor's, Plats 3, Lot 7, located at 114 Macondray Street. Article 9, Section 9-9 (a).**