



RECORDED 10/07/2022 10:04:00 AM
B/P:1842/Pgs 626 - 627; (2 pgs)
INST# 25129
TOWN OF SOUTH KINGSTOWN, RI



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT
180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1225

October 7, 2022

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

**The following motion, made by Mr. Cagnetta and duly seconded by Mr. Rosen
Motion passed unanimously: Vote 5-0
(R. Cagnetta-Aye, W. Rosen-Aye, T. Daniels-Aye, S. Walsh-Aye, K. Diamond-Aye)**

At a meeting held on September 21, 2022 regarding the Petition of Avery Storti Funeral Home, 88 Columbia Street, Wakefield, RI 02879 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to construct a 16' x 16' one-story addition to the existing Funeral Home (Use Code 41.1). Lot size is 1.44 acres. A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and 907 (Standards of Relief). Owner of the property is Avery-Storti Funeral Home Inc., for premises located at 88 Columbia Street, South Kingstown, Assessor's Map 57-1, Lot 27 and is zoned CN (Commercial Neighborhood).

The following individuals spoke as representatives of the applicant:

- Peter Storti, applicant
- John Barbera, contractor

The following spoke in opposition to the petition:

- Ronald Matteson, 78 River Street

The following materials were entered into the record:

- Application signed and dated August 15, 2022; Owner Authorization signed and notarized August 15, 2022; Administrative Subdivision Plan dated March 8, 1992; Site Plan (1 page); Floor Plans prepared and stamped by Brian K. Shull, AIA
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing
- Correspondence
 - Elizabeth Mullen Matteson, 78 River Street
 - Kathryn Shorrock, 72 River Street

Findings of Fact:

1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and Section 907 (Standards of Relief).
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use because this is a permitted use in the CN District and the proposed addition will not alter, change or intensify the use of the property.
3. The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered

whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to the following matters, where applicable:

- (i) Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or catastrophe; ingress and egress is existing and will remain the same.
- (ii) Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare or odor effects of the special use permit on adjoining lots; not applicable, parking will remain the same and there will be no noise, glare or odor effects.
- (iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; not applicable, already existing.
- (iv) Utilities, with reference to locations, availability and compatibility; the utilities are existing and will not be changing.
- (v) Screening and buffering with reference to type, dimensions and character; already in place, not applicable.
- (vi) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; already in place, not applicable
- (vii) Required yards and other open space; not applicable
- (viii) General compatibility with lots in the same or abutting zoning districts because this is an existing use, and the small addition will simply square up the building and close in a gap between (2) portions of the existing building.

Approval is conditional subject to the following conditions:

- The property owners meet with the adjacent parties and the Director of the Department of Public Services to discuss stormwater issues on site.

Respectfully,



James Gorman,
Building Official & Zoning Clerk
Town of South Kingstown