



Town of South Kingstown

180 High Street
Wakefield RI 02879
Tel. 401-789-9331 x1244
Fax 401-788-9792
www.southkingstownri.com

ZONING BOARD OF REVIEW AMENDED MEETING AGENDA

Wednesday, November 18, 2020 at 7:00 p.m.
VIA ZOOM VIDEO CONFERENCE

Via Computer: <https://southkingstownri.zoom.us/j/91053270391>

Via Telephone: +1 929 205 6099; or +1 312 626 6799; or +1 669 900 6833;
or +1 253 215 8782; or +1 301 715 8592; or +1 346 248 7799

Webinar ID: 910 5327 0391

- **Instructions to Access the Meeting are available on Page 1, including:**
 - ❖ Testing Computer & Audio Equipment
 - ❖ Accessing the meeting via Computer, Tablet or Smartphone
 - ❖ Accessing the meeting by telephone only (not recommended)
 - ❖ Basic troubleshooting when speaking
 - ❖ Accessing documents and site plans
- **Agenda Items are available on Page 3.**

INSTRUCTIONS TO ACCESS THE MEETING:

A. MEMBERS OF THE PUBLIC:

The public can join this Zoom meeting electronically by computer, smartphone or tablet using the instructions below. If you do not have a smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone only.

Testing Computer & Audio Equipment

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment:

<https://support.zoom.us/hc/en-us/articles/115002262083>

Accessing the Zoom Meeting via Computer, Tablet or Smartphone:

- **Click on this link to join the meeting:** <https://southkingstownri.zoom.us/j/91053270391>
- When prompted you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- You will be able to view site plans, see members, and listen to discussion in the Zoom meeting
- If you would like to speak during the meeting, use the ‘raise your hand’ feature of the Zoom platform to inform the host. Speakers will be recognized individually by the Zoning Board chair. Once recognized you can share your comments via audio.

Accessing the Meeting by Telephone Only:

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
- **Dial this phone number to join the meeting:** Or Telephone:
(For higher quality, dial a number based on your current location):
 - ❖ +1 929 205 6099;
 - ❖ or +1 312 626 6799;
 - ❖ or +1 669 900 6833;
 - ❖ or +1 253 215 8782;
 - ❖ or +1 301 715 8592;
 - ❖ or +1 346 248 7799
- If prompted to enter a Webinar ID, use your phone to dial the following ID: **910 5327 0391**
- When you join the meeting, your phone will be muted.
- If you would like to speak regarding an application, dial *9 to ‘raise your hand,’ and inform the host. You will be recognized to speak. Once recognized to speak you dial *6 to mute or unmute your telephone.

Basic Troubleshooting when Speaking:

If you have been recognized to speak, but cannot be heard in the Zoom meeting use the following steps to troubleshoot your computer audio, or telephone connection.

- Ensure your microphone or telephone is unmuted. For users joining the meeting in the virtual meeting room you will find your ‘mute’ control in the lower left hand corner of the Zoom meeting screen. For telephone only users, dial *6.
- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the ‘drop-down’ menu located beside the ‘mute’ control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to enter a meeting id after calling the phone number, and a participant ID.
- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you rejoin the meeting and still cannot speak, use the ‘Q&A’ function on the Zoom screen to inform the host that you cannot be heard.

Accessing Documents & Site Plans:

To access documents, and view site plans discussed during a meeting, please use the links on the meeting agenda.

B. APPLICANTS, BOARD MEMBERS & INVITED GUESTS

Applicants, Board members and invited guests should use the invitation provided via email to access the meeting. If you cannot find the email invitation provided to you in advance of the meeting you may join using the instructions above for public access.

AGENDA ITEMS:

- A. CALL TO ORDER**
- B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS**
- C. AGENDA ITEMS * Order subject to change***

- I. Petition of Kevin J. McDonough, PO Box 563, East Greenwich, RI 02818 for a **One-Year Extension on a Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking a one year extension of the existing dimensional variance granted on November 20, 2019 and recorded on December 10, 2019. **An extension of the Dimensional Variance is required per Zoning Ordinance Section 910-A (Expiration of Variances and Special Use Permits) and 907 (Standards of Relief)**. Owner is Kevin J. and Mary Lee McDonough for premises located at 176 Browning Street, South Kingstown, RI, Assessor's Map 96-2, Lot 46 and is zoned R-80.**

176 Browning Street, One Year Extension

- II. Petition of Dianne Edson, 278 Matunuck Beach Road, South Kingstown, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to expand an existing 2nd story accessory apartment by 204 square feet. The accessory apartment is currently 750 square feet in area, the maximum allowed. Relief of 204 square feet is requested. Lot size is 4.59 acres. **A Special Use Permit is required per Zoning Ordinance Section 503.2 (Accessory Apartments) and Section 907 (Standards of Relief)**. Owner of the property is Diane M. Edson for premises located at 278 Matunuck Beach Road, Assessor's Map 86-2, Lot 25 and zoned R-200**

278 Matunuck Beach Road, Application

- III. Petition of Michael McGonagle, 184 Kenyon Avenue, South Kingstown, RI 02879 For a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to reconstruct a detached garage which was previously destroyed by fire. The proposed 576 square feet garage will be relocated on a new foundation in a new location. The required accessory structure side setback is 6'. The proposed garage will be 4' from the southerly side lot line. Relief of 2' is requested. The maximum accessory structure building height is 15'. The proposed garage will be 18' high. Relief of 3' is requested. Lot size is .25 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Michael P. and Nancy M. McGonagle for premises located at 184 Kenyon Avenue, Assessor's Map 64-1, Lot 105 and zoned R-10.**

184 Kenyon Avenue, Application

- IV. Petition of Jacquelyn French c/o Leslie Mahoney, 6 Bubier Road, Marblehead, MA 01945 For a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a 288 square feet covered deck and 150 square feet covered deck on the west side of dwelling. The roof will be extended over the existing 72 square feet deck located on the south side. The exterior stairs located on the east side of dwelling will be removed and replaced with a 48 square feet covered stair and landing. The west side covered decks will be located 7' from the front property line and 2.8' from the side property line. The east side covered stairs and landing will be located 8' from the front property line. The required**

front setback is 25'. Relief of 18' is requested. The required side setback is 10'. Relief of 7.2' is requested. The Lot size is 10,229 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Jacquelyn M. French for premises located at 14 Eldred Court, South Kingstown, RI, Assessor's Map 57-4, Lot 218 and is zoned R-10.

14 Eldred Court, Application

- V. **Petition of 629 Succotash Road, LLC d/b/a Matunuck Oyster Bar**, 629 Succotash Road, South Kingstown, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking a special use permit to expand its liquor service area to the 1,500 square foot rooftop deck. The rooftop deck was previously constructed to accommodate the allocation of seating due to COVID-19 restrictions. Lot size is .8 Acres. **A Special Use Permit is required per Zoning Ordinance Section 200E (Use by Variance, Special Exception or Special Use Permit) and Section 907C (Continuation or Extension of Special Uses)**. Owner of the property is PKW LLC for premises located at 629 Succotash Road, South Kingstown, RI, Assessor's Map 87-2, Lot 189 and is zoned CW (Commercial Waterfront).

629 Succotash Road, Application

- VI. **Petition of Peter and Christine Naktanis c/o Vincent Babak**, 195 Tunxis Hill Road, Suite 203, Fairfield, CT 06825 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a three story addition on the front of the existing single family dwelling. The proposed addition will be located 35' from the front property line. The required setback is 40'. Relief of 5' is requested. The proposed addition will make the total Lot area coverage 1,627 square feet. The maximum lot area coverage allowed in an R-30 zone is 20%. Relief of 127 square feet is requested. Lot size is 7,500 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Peter A. and Christine M. Naktanis for premises located at 69 Rosebriar Avenue, Assessor's Map 96-1, Lot 43 and zoned R-30.

69 Rosebriar Avenue, Application

NOTE: FOR ALL OTHER SUPPLEMENTAL DOCUMENTATION INCLUDING ANY CORRESPONDENCE CLICK THE LINK BELOW:

[South Kingstown Current Zoning Applications](#)

D. OTHER ITEMS:

- Discussion and legal guidance on difference between abstaining and recusing from decisions/votes
- Approval of October 21, 2020 and the October 28, 2020 Zoning Board of Review Minutes
- Attendance for December 16, 2020 meeting

E. ADJOURNMENT

Individuals requesting disability accommodations must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of the meeting.

