



## Town of South Kingstown

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# ZONING BOARD OF REVIEW AMENDED MEETING AGENDA

Wednesday, February 17, 2021 at 7:00 p.m.

VIA ZOOM VIDEO CONFERENCE – WEBINAR I.D. # 910 5327 0391

Internet Computer Access

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

Telephone Access

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+1 (253) 215 8782    +1 (301) 715 8592    +1 (346) 248 7799

Additional Instructions to Access the Meeting are available immediately following the Agenda Items

### AGENDA ITEMS:

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

I. **Petition of Christopher G. Kehoe Revocable Trust**, 71 Main Street, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to convert the existing mixed-use structure into a single family dwelling. Currently, the first story is business use and the second story is a single dwelling unit. Relief is required for locating dwelling units on the first floor in a CD zoning district. There are no exterior changes proposed to the structure. The Lot size is 11,325 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 402 (Notes to Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Christopher G. and Tracey L. Kehoe Trustees for premises located at 71 Main Street, South Kingstown, RI, Assessor's Map 57-1, Lot 102 and is zoned CD (Commercial Downtown).

[71 Main Street, Application](#)

II. **Petition of Michael & Donna Monteforte c/o Walter J. Manning, III**, 50 Anchorage Road Narragansett, RI 02882 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking the approval of a Special Use Permit to locate an Onsite Wastewater Treatment System (OWTS) closer to a wetland than allowed. 150' is required, 95' is proposed. Relief of 55' is requested. The project previously received approval from the Conservation Commission on December 1, 2020. Lot size is 1.6 Acres. **A Special Use Permit is required per Zoning Ordinance Section 504.1 (Special Use Permits-Location of OWTS) and Section 907 (Standards of Relief)**. Property is owned by Michael Monteforte for premises located on Assessor's Map 79-3, Lot 15, and zoned R80.

[Heather Hollow Drive, Application](#)

III. **Petition of Timothy O'Neill**, 235 Middlebridge Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a 12' x 16' detached shed on the property and also construct a new front exterior stair attached to the dwelling. The shed will be

located 29' from the front property line. The required front yard setback is 35'. Relief of 6' is requested. The dwelling front stairs will be located 17.5' from the front property line. Relief of 17.5' is requested. Lot size is 35,719 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 Timothy O'Neill for premises located at 235 Middlebridge Road, Assessor's Map 43-4, Lot 15 and zoned R 20.

[235 Middlebridge Road, Application](#)

- IV. **Petition of Maria Early, Executor of the Estate of Christopher Shafer c/o South County Survey Company, LLC, James T. Caldarone,** 382B Main Street, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to reduce the area of an existing lot (AP 46, Lot 4) in an R-80 zone. Both lots 3 and 4 are currently nonconforming by dimension. Lot 4 is presently 57,032 s.f. and is proposed to become 43,984 s.f. whereas Lot 3 is presently 18,688 s.f. and is proposed to become 31,737 s.f. **A Dimensional Variance is required per Zoning Ordinance Section 400D (Compliance with Regulations), Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is the Estate of Christopher Shafer c/o Maria Earley, Executor for premises located at 2040 Ministerial Road, Assessor's Map 46, Lot 4 and is zoned R80.

[2040 Ministerial Road, Application](#)

- V. **Petition of Richard and Lucille Biele,** 141 Alder Road, South Kingstown, RI 02879 For a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a 6' x 16' portico on the front of the dwelling. The portico will be located 10.4' from the right side property line. The required side yard setback is 15'. Relief of 4.6' is requested. The Lot size is 10,000 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 907 (Standards of Relief).** Owner of the property is Richard and Lucille Biele for premises located at 141 Alder Road, South Kingstown, RI, Assessor's Map 83-2, Lot 259 and is zoned R 30.

[141 Alder Road, Application](#)

- VI. **Petition of Jerry C. Babcock,** PO Box 641, Charlestown, RI 02813 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a detached one bedroom Accessory Apartment consisting of 750 square feet with additional second floor storage. A Special Use Permit is required for accessory apartments located in an R200 Zoning District not serviced by a public sewer system. The Lot size is 1.89 acres. **A Special Use Permit is required per Zoning Ordinance Section 503.2 C (Accessory Apartments) and Section 907 (Standards of Relief).** Owner of the property is Jerry C Babcock for premises located at 1217 Matunuck School House Road, South Kingstown, RI, Assessor's Map 84-3, Lot 39 and is zoned R200.

[1217 Matunuck School House Road, Application](#)

- VII. **Petition of the Contemporary Theater Company c/o Terrence G. Simpson,** 321 Main Street, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to amend the existing Special Use Permit. The request is to construct a two story addition with incorporated deck to the theater rehearsal studio. The applicant also requests the liquor service area to be expanded into the proposed addition. Previous Special Use Permits were granted on June 21, 2017 and February 21, 2012. Lot size is .37 Acres. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations) and Section 907 (Standards of Relief).** Owner of the property is Contemporary Theater Company for premises located at 321 Main Street, South Kingstown, RI, Assessor's Map 57-4, Lot 211, and is zoned CD (Commercial Downtown).

[321 Main Street, Application](#)

- VIII. **Petition of Simon Wildman**, 191 Holly Ridge Road, West Kingston, RI 02892 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a new 24' x 30' detached garage. The building height of the garage will be 25'. The maximum height allowed for accessory structures is 20'. Relief of 5' is requested. Lot size is 14.45 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 Simon and Robin Wildman for premises located at 191 Holly Ridge Road, Assessor's Map 21, Lot 39 and zoned R 80.

[191 Holly Ridge Road, Application](#)

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

[South Kingstown Current Zoning Applications](#)

**D. OTHER ITEMS:**

- Approval of January 20, 2021 & January 27, 2021 Zoning Board of Review Minutes
- Attendance for February 17, 2021 meeting

**E. ADJOURNMENT**

**NOTES:**

**LOSS OF INTERNET CONNECTIVITY**

- In the event that the host (Town of South Kingstown) or any Zoning Board Members lose power or internet connection during the meeting and the meeting is unable to continue all unheard petitions will be automatically continued to the next regularly scheduled Zoning Board of Review meeting.
- In the event that an applicant loses power or internet connection during the meeting, the applicant's petition will automatically be continued to the next regularly scheduled Zoning Board of Review meeting.

**TECHNICAL DIFFICULTIES**

Should anyone experience technical difficulties in participating in this meeting, please immediately contact Jess Spence, Zoning Administrative Assistant, either by phone (401-408-0113) or email [jspence@southkingstownri.com](mailto:jspence@southkingstownri.com) during the meeting. We will do our best to help resolve any technical issues that may occur.

**INSTRUCTIONS TO ACCESS THE MEETING:**

**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.

**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 direct links on the meeting agenda or click the following link to view all current applications:

<http://www.southkingstownri.com/1000/Current-Zoning-Applications>

#### **PANELISTS:**

Applicants, Board members and invited guests should use the Zoom invitation link sent to your provided email address to access the meeting. If you do not have access to your email invitation provided to you in advance of the meeting you may join the meeting using the instructions above for public access and you will be promoted to a panelist.