



Town of South Kingstown

180 High Street
Wakefield RI 02879
Tel. 401-789-9331 x1225
www.southkingstownri.com

ZONING BOARD OF REVIEW MEETING AGENDA

Wednesday, March 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

+1 (929) 205 6099 +1 (312) 626 6799 +1 (669) 900 6833
+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 Joslin and Thomas Leasca**, 258 Kettle Pond Drive, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an 8' x 38' covered porch closer to the front property line than allowed. The ground level covered porch and front stair will be located 29' from the front property line. The required front yard setback is 40'. Relief of 11' is requested. Lot size is .47 Acres. **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 Joslin B & Thomas A Leasca for premises located at 258 Kettle Pond Drive, South Kingstown, Assessor's Map 81-2, Lot 52 and is zoned R 40.

[258 Kettle Pond Drive, Application](#)

II. **Continued Petition of Simon Wildman**, 191 Holly Ridge Road, West Kingstown, 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](#)

III. **Amended Petition of Timothy O'Neill**, 235 Middlebridge Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 12' x 16' detached shed on the property and also construct a new front exterior stair attached to the dwelling. The proposed location of the shed is 29' from the front property line, which requires relief as accessory structures are not allowed in the front yard setback. 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 .82 Acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of**

Dimensional Regulations), Section 503.1 (Accessory Structures), and Section 907 (Standards of Relief). Owner of the property is Timothy P. and Kirsten O'Neill for premises located at 235 Middlebridge Road, South Kingstown, Assessor's Map 43-4, Lot 15 and zoned R20

[235 Middlebridge Road, Application](#)

- IV. **Petition of David Barnes, Inc.,** 456 Main Street, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to amend their existing Special Use Permit for the expansion of their liquor service area. The proposed exterior liquor service area will be located at the rear of the building and will be approximately 8,000 square feet in area. This service area has been temporarily authorized due to COVID-19 restrictions. Lot size is .7 Acres. **A Special Use Permit is required per Zoning Ordinance Section 907 (Standards of Relief).** Owner is 456 Main Street LLC for premises located at 456 Main Street, South Kingstown, Assessor's Map 56-3, Lot 20 and is zoned CD (Commercial Downtown). The Use Code is 56.1 (Restaurant with Alcohol).

[456 Main Street, Application](#)

- V. **Petition of Linda and Franklin Frucce,** 62 Settlement Road, Amston, CT 06231 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 10'5" x 7' one-story addition to the dwelling located in the northwest corner of the property. There are two residential structures located on this property, rendering the use nonconforming. A Special Use Permit is required for any addition, enlargement, expansion or intensification of a non-conforming use. Lot size is .56 Acres. **A Special use permit is required per Zoning Ordinance Section 203 (Special Use Permit for addition, enlargement, expansion or intensification) and 907 (Standards of Relief).** Owner of this property is Linda & Franklin Frucce, Frucce Family Irrevocable Trust, for premises located at 35 Maple Drive, South Kingstown, Assessor's Map 90-1, Lot 109 and is zoned R-80.

[35 Maple Drive, Application](#)

- VI. **Petition of Paul R. & Phyllis T. Cristine,** 392 Stony Fort Road Saunderstown, RI 02874 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a second story addition above an existing breezeway and attached garage. The proposed addition will follow the existing structure footprint and will be located 14.8' from the side property line. The required side yard setback is 20'. Relief of 5.2' is requested. Lot size is .69 acres. **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 Phyllis T & Paul R Cristine for premises located at 392 Stony Fort Road, South Kingstown, Assessor's Map 17, Lot 23 and is zoned R 40.

[392 Stony Fort Road, Application](#)

- VII. **Petition of Arthur H. Parmentier,** 15 Tomahawk Trail South, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to remove an existing shed and install a new 10' x 14' shed. The proposed location of the shed is within the front yard setback, which requires relief as accessory structures are not allowed in the front yard setback. The shed will be located 19.1' from the front property line. The front yard setback is 35'. Relief of 15.9' is requested. Lot size is .21 acres. **A Dimensional Variance is required per Zoning Ordinance Section 208 (Nonconforming Lots of Record-Accessory Building Setback Requirements), Section 503.1 (Accessory Structures) and Section 907 (Standards of Relief).** Owner of the property is Arthur H. Parmentier and Mary K. Filippo for premises located at 15 Tomahawk Trail South, South Kingstown, Assessor's Map 34-2, Lot 178 and is zoned R 20.

[15 Tomahawk Trail South, Application](#)

- VIII. **Petition of Winding Rhode Compassion Center,** 72 Pine Street, 1st Floor, Providence, RI 02903 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking a special use permit to establish a Marijuana Retail Facility (Compassion Center). The State is in the process of expanding State Licensed Retail Compassion Centers. In anticipation of that expansion, applicants must receive local approval for the establishment of the facility as part of their application to the State Department of Business Regulation. Lot size is 2.65 Acres. **A Special Use Permit is required per Zoning Ordinance Section**

301 (Schedule of Use Regulations Table), Section 504.15 (Marijuana Related Uses) and Section 907 (Standards of Relief). Owner is Scot V Hallberg for premises located at 682 Kingstown Road, South Kingstown, Assessor's Map 57-1, Lot 96-1 and is zoned CH (Commercial Highway). The Use Code is 100-Marijuana Retail Facility.

[682 Kingstown Road, Application](#)

IX. Petition of William Bodner, 818 Brookwood Way, Chico, CA 95926 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an Accessory Apartment above an existing detached garage. The living area within the accessory apartment will be 750 square feet, the maximum allowed. The proposed building height will be 25'. The maximum accessory building height permitted in an R-20 zone is 15'. Relief of 10' is requested. Lot size is 1.17 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 Pamela & William W Bodnar for premises located at 563 Allen Avenue, South Kingstown, Assessor's Map 47-3, Lot 7 and zoned R 20.

[563 Allen Avenue, Application](#)

X. Petition of Stephen R. Cooper, 283 High Street, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a second floor dormer to the existing single family dwelling. The proposed second floor dormer will be located along the rear of the existing structure, which is within the corner side and side yard setback. The dormer will be located 15' from the corner side property line. The required corner side yard setback is 25'. Relief of 10' is requested. The dormer will also be located 6.5' from the north side property line. The required side yard setback is 10'. Relief of 3.5' is requested. Lot size is .12 Acres. **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 Abby C & Stephen R Cooper for premises located at 283 High Street, South Kingstown, Assessor's Map 56-2, Lot 108 and zoned R 10.

[283 High Street, Application](#)

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

[South Kingstown Current Zoning Applications](#)

D. OTHER ITEMS:

- Approval of February 17, 2021 and February 24, 2021 Zoning Board of Review Minutes
- Attendance for next 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 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.