



Town of South Kingstown, Rhode Island

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

September 2, 2021

NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

At a meeting held on August 18, 2021 regarding the Petition of Mahar Boys Properties, Inc, 26 Pearl Street, Cortland, NY 13045 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal trailer of 256 square feet with a new trailer of 300 square feet. The trailer will not be located any closer to neighboring units. Lot size is 7.67 Acres. A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief). Owner of trailer 689A Succotash Road is Mahar Boys Properties Inc, on property owned by Village at Potters Pond LLC, located at South Kingstown, Assessor's Map 87-3, Lot 5-56 and is zoned CW.

The following individuals spoke as representatives of the applicant:

- Attorney Jeffrey Caffrey
- Arthur Mahar, applicant
- Brad LaFontaine, President, Village at Potter's Pond

There was no one present who spoke either in favor of or opposition to the petition:

The following materials were entered into the record:

- Application signed and dated June 16, 2021; Owner Authorization signed and notarized May 19, 2021; Proposed Site Plan (1 page), Existing Site Plan (1 page), Floor Plan (1 page)
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

Findings of Fact:

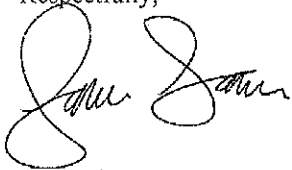
1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification), Section 608 (Coastal Community Overlay District) and Section 907 (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 the applicant has testified that they are looking to replace an older unit and establish a park style unit within this community which presently has a number of this particular style of unit already onsite.
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; there is no issue with ingress and egress, the proposed unit will be located in basically the same location as the existing unit and will maintain the same distances from existing buildings.
- (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.
- (iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; Utilities, with reference to locations, availability and compatibility; trash, storage and delivery is not applicable. Utilities are existing.
- (iv) Screening and buffering with reference to type, dimensions and character; there is no issue with screening or buffering. Additionally the Board of the Village at Potter's Pond reviewed and approved the proposed replacement.
- (v) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable.
- (vi) Required yards and other open space; not applicable.
- (vii) General compatibility with lots in the same or abutting zoning districts, because this property is located within the Coastal Community Overlay District which is a densely populated area and the proposed application will fit in well with the surrounding area and only serve to improve the conditions on site.

Approval is subject to the following conditions:

- There are no conditions upon this decision.

Respectfully,



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