



RECORDED 10/07/2021 11:30:01 AM  
 B/P:1808/Pgs 382 - 383; (2 pgs)  
 INST# 18266  
 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, 2021

### NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

At a meeting held on September 15, 2021 regarding the Petition of ONAROL LLC, 50 High Street, South Kingstown, RI 02879 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to establish a commercial laundry business (Use Code 44.1) within a portion of the existing 23,328 s.f. structure. The proposed use will not include alterations to the exterior of premises. Lot size is 2.94 Acres. A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and Section 907 (Standards of Relief). Owner is Technical Industries Inc. for premises located at 217 Church Street, South Kingstown, Assessor's Map 49-4, Lot 144 and is zoned Ind-1 (Industrial 1).

**The following individuals spoke as representatives of the applicant:**

- Attorney John Kenyon
- Larry Fish, Manager ONAROL, LLC

**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 with Cover Letter and Exhibit A signed and dated August 12, 2021; Owner Authorization signed and notarized July 2, 2021; Site and Build Plan (1 page); Google Maps Aerial (1 page); Site Plan Map 49-4 Lot 144 (1 page); Vision Appraisal Field Card Tax Assessor's Map 49-4 Lot 144 (3 pages); Development Plan Review Advisory to Zoning Board signed and dated August 24, 2021(2 pages) recorded in Land Evidence Book 1804 Page 324 & 325 on August 30, 2021
- 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 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 the property is located within an industrial zone and the proposed use of a commercial laundry is permitted with the granting of a Special Use Permit which through testimony the applicant has shown that all of the necessary criteria to grant a Special Use Permit have been met.
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 because there is sufficient ingress and egress to accommodate the small fleet of (8) eight cargo vans and the weekly/bi-weekly delivery of business related materials.
- (ii) Off-street parking and loading areas where required, with particular attention to the items in subsection A.I., above, and the noise, glare or odor effects of the special use permit on adjoining lots because there is adequate onsite parking, (17) seventeen designated spots as well as a loading dock to accommodate deliveries.
- (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; there is a dumpster on-site which will be sufficient to accommodate the business's needs. All other existing utilities are in place.
- (iv) Screening and buffering with reference to type, dimensions and character; not applicable.
- (v) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; there will be no new exterior lighting or signage required.
- (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 in an industrial zone and a commercial laundry under 10,000 sf is an allowed use. However, a Special Use permit is required because the overall building is 23,000 sf even though the applicant will be utilizing less than the allowed 10,000 sf. Additionally there will be no exterior changes to the existing building so there is no change in the general compatibility.

**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