



## Town of South Kingstown

180 High Street  
Wakefield RI 02879  
Tel. 401-789-9331 x1225  
[www.southkingstownri.com](http://www.southkingstownri.com)

# ZONING BOARD of REVIEW MEETING AMENDED AGENDA

Wednesday January 19, 2022 at 7:00 p.m.

VIA ZOOM VIDEO CONFERENCE – WEBINAR I.D. # 998 5518 9424

### Internet Computer Access

<https://southkingstownri.zoom.us/j/99855189424>

### 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

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## AGENDA ITEMS:

### A. CALL TO ORDER

### B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS

### C. AGENDA ITEMS \* Order can be subject to change\*

- I. **Petition of Union Fire District of South Kingstown**, PO Box 327, Wakefield, RI 02880 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing fire station with a 5,075 square foot fire station and to construct a 1,890 square foot auxiliary building for emergency medical services. The proposed access driveway will be 18' wide. The required width for two-way traffic is 24'. Relief of 6' is requested. Proposed parking on the premises will consist of ten (10) spaces. Sixteen (16) spaces are required. Relief of six (6) spaces is requested. The Planning Board granted advisory Development Plan Review approval on November 23, 2021. Lot size is .73 acres. **A Dimensional Variance is required per Zoning Ordinance Section 708 (Width of Access Driveways), Section 711 (Minimum Off-Street Parking Requirements) and Section 907 (Standards of Relief)**. Owner of the property is Union Fire District for premises located at 49 Matunuck School House Road, South Kingstown, Assessor's Map 86-2, Lot 32 and is zoned GI (Government and Institutional).

[Application, 49 Matunuck School House Road](#)

- II. **Continuation of the Petition of Jacquelyn French**, 14 Eldred Court, South Kingstown, RI 02879 for a **Dimensional Variance Extension** under the Zoning Ordinance as follows: The applicant is seeking a **one-year extension** of the expiration date for a Dimensional Variance granted on December 16, 2020 and recorded on January 5, 2021, Land Evidence Book 1772, Pages 121-122. **Request made pursuant to Sec. 910(A) of the Zoning Ordinance**. 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.

[Extension Request, 14 Eldred Court](#)

- III. **Petition of Michelle Quirk c/o South County Survey Co. LLC**, 382-B Main Street, South Kingstown, RI 02879 for a **Dimensional Variance Extension** under the Zoning Ordinance as follows: The applicant is seeking a **one-year extension** of the expiration date for a Dimensional Variance granted on December 16, 2020 and recorded on January 5, 2021, Land Evidence Book 1772, Pages 123-124. **Request made pursuant to Sec. 910(A) of the Zoning Ordinance**. Owner of the property is Michelle Quirk for premises located at 59 Browning Street, South Kingstown, RI, Assessor's Map 96-1, Lot 32 and is zoned R-30.

[Extension Request, 59 Browning Street](#)

- IV. **Continuation of the Petition of Thomas Rock**, 5 Sunrise Lane, South Windsor, CT 06074 a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an 8' x 22', two-story addition to the west side of the

single-family dwelling. The applicant also seeks to extend the attached deck and stairs 4' closer to the west side property line. The deck will be located 3' from the side property line and 8' from the front property line. The required side and front yard setbacks are 11' and 40', respectively. Side yard relief of 8' and front yard relief of 32' are requested. Lot size is .32 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record – Building Setback Requirements) and Section 907 (Standards of Relief).** Owners of the property are Thomas & Diana Rock for premises located at 162 Green Hill Ocean Drive, South Kingstown, Assessor's Map 96-1, Lot 7 and is zoned R80.

[Application, 162 Green Hill Ocean Drive](#)

V. **Continuation of the Petition of Alexander Gabriele**, 433 Main Street, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a second story on the existing 38' x 50' detached garage. The proposed roof height will be 28'. The maximum height allowed for accessory structures is 20'. Relief of 8' is requested. Lot size is 14 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 Kathleen F. Rorick for premises located at 158A Sherman Road, South Kingstown, Assessor's Map 82-4, Lot 75 and zoned R80.

[Application, 158A Sherman Road](#)

VI. **Continuation of the Petition of Edward Baxter**, 33 Atlantic Blvd., North Providence, RI 02911 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 14' x 18' garage with a deck and breezeway attached to the single-family dwelling. The garage will be located 24' from the front property line. The required front yard setback is 35'. Relief of 11' is requested. The Lot size is .3 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 Lisbeth Pettengill for premises located at 186 Little Rest Road, South Kingstown, Assessor's Map 23-3, Lot 10 and is zoned R20.

[Application, 186 Little Rest Road](#)

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

[South Kingstown Current Zoning Applications](#)

**D. OTHER ITEMS:**

- I. Discussion of Garrett Homes Decision recorded January 5, 2022
- II. Discussion regarding new effective date of State-level wetlands regulations
- III. Approval of November 17, 2021 & December 15, 2021 Zoning Board of Review Minutes
- IV. Attendance for January 26, 2022 Zoning Board of Review

**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, by 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/99855189424>
- 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: **998 5518 9424**
- 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.