



Town of South Kingstown, Rhode Island

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

May 10, 2022

South County Habitat for Humanity
1555 Shannock Road
Charlestown, RI 02813

At a meeting of the Zoning Board of Review held April 20, 2022, your petition for a Special Use Permit was granted for premises located in South Kingstown, Tax Assessor's Map 24, Lot 6.

Please be further advised that there is a Two-year Expiration on this Special Use Permit with the right to extend, if necessary, per South Kingstown Zoning Ordinance Section 908.

If you have to apply for a building permit, this Decision must be presented to the Building Official's office at the time you make application for your building permit.

Regards,

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



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 B/P:1830/Pgs 22 - 23; (2 pgs)
 INST# 22512
 TOWN OF SOUTH KINGSTOWN, RI



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NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

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

At a meeting held on April 20, 2022 regarding the Petition of South County Habitat for Humanity, 1555 Shannock Road, Charlestown, RI 02813 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking a Special Use Permit to locate an Onsite Wastewater Treatment System (OWTS) within 150' of a wetland. The OWTS will service a proposed three (3) bedroom dwelling. On March 1, 2022 the Conservation Commission granted favorable advisory opinion for the OWTS location. Lot size is 1.5 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 Habitat for Humanity for RI for premises located at South Kingstown Assessor's Map 24, Lot 6, and zoned R40.

The following individuals spoke as representatives of the applicant:

- Attorney Sanford Resnick
- Patrick Freeman, P.E.

There was no one present who spoke either in support of or opposition to the petition.

The following materials were entered into the record:

- Application signed and dated March 7, 2022; Owner Authorization signed and notarized March 9, 2022; Conservation Commission OWTS Advisory Opinion to the Zoning Board (2 pages) dated March 2, 2022; Engineer's Narrative (9 pages) prepared by Patrick J. Freeman, P.E. and dated March 4, 2022; Site Plan (2 pages) prepared by Matthew J. Cotta, P.L.S. and Patrick Freeman, P.E. dated February 15, 2022 with revisions on March 7, 2022; First Floor Layout (A-1), Second Floor Layout (A-2) and Elevations (A-3) prepared by Seacoast Home Design and dated March 14, 2022
- 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 504.1 (Special Use Permits-Location of OWTS) 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 limited in dimension and area. There is a private water drinking well to the north-east of the property and an existing driveway, further limiting the location of the OWTS and necessitating the encroachment on the 150 wetland setback requirement.

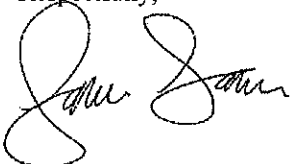
3. The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered whether or not satisfactory provisions and arrangements 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 a pre-existing gravel driveway that RI DOT does not want disturbed that will be used.
- 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 are not applicable.
- 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; not applicable.
- vi. Required yards and other open space; not applicable.
- vii. General compatibility with lots in the same or abutting zoning districts, because the proposed use of the land will be in character with the general area.

Approval is conditional and subject to the following:

- The Conservation Commission's Advisory Opinion to Zoning conditions, dated March 2, 2022, will be included as part of the Zoning Decision.
- The decision is a Conditional Zoning Approval and is conditioned upon any, if necessary, further RI DEM and/or CRMC approval(s) and will have a two-year expiration from the recorded date per Section 908 of the Zoning Ordinance with the right to extend if necessary.
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Respectfully,



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