



Town of South Kingstown, Rhode Island

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

June 29, 2022

William R. Morse
400 Robinson Hollow Road
Richford, NY 13835

At a meeting of the Zoning Board of Review held June 15, 2022, your petition for a Special Use Permit was granted for premises located at 689D Succotash Road, South Kingstown, Tax Assessor's Map 87-3, Lot 5-50.

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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INST# 23452
TOWN OF SOUTH KINGSTOWN, RI



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NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Ms. Walsh and duly seconded by Mr. Brown

Motion passed unanimously: Vote 5-0

(S. Walsh-Aye, R. Brown-Aye, T. Daniels-Aye, W. Rosen-Aye, R. Cagnetta-Aye)

At a meeting held on June 15, 2022 regarding the Petition of William R. Morse, 400 Robinson Hollow Road, Richford, NY 13835 for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to replace an existing 280 square foot seasonal cottage with a 397 square foot recreational vehicle (RV). The proposed RV will not exceed fifty percent of previous floor area, nor will it be located 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). Owners of trailer 689D Succotash Road are William R. & Linda J. Morse, on property owned by Village at Potters Pond LLC, located at South Kingstown, Assessor's Map 87-3, Lot 5-50 and is zoned CW.

The following individuals spoke as representatives of the applicant:

- William Morse

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 May 3, 2022; Owner Authorization Form signed and notarized May 3, 2022; Park Model Cabin Spec Sheets (4 page); Proposed Site Plan (1 page) prepared by E. Greenwich Surveyors, LLC and dated April 11, 2022; Site Photo (1 page); Site Plan Google Aerial Photo dated May 3, 2022
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings, Notarized Affidavit of Mailing
- Correspondence
 - Village at Potter's Pond Board, dated June 13, 2022

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 taken all the necessary steps to meet the Ordinance requirements including the elimination of the loft as required under the Ordinance Section 608.4 (G). Additionally, the size of the replacement unit will be less than 50% larger than the unit it is replacing; the replacement unit will also be less than 150 square feet larger than the unit it is replacing Section 608.4 (H).

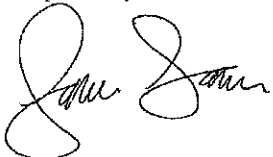
3. The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered whether or not satisfactory provisions and arrangements 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; ingress and egress will remain the same.
- (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; parking will remain the same, noise, glare and odor are not applicable.
- (iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; already existing with no changes.
- (iv) Utilities, with reference to locations, availability and compatibility; the utilities are already in place and the new unit will be able to connect directly to what is currently on site.
- (v) Screening and buffering with reference to type, dimensions and character; not applicable.
- (vi) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable
- (vii) Required yards and other open space; not applicable
- (viii) General compatibility with lots in the same or abutting zoning districts, because the design of the new unit is very compatible with other units in the community. Additionally, the applicant has indicated that he will meet all of the requirements set forth by the Board of the Village at Potter's Pond.

Approval is conditional subject to the following conditions:

- The decision is a Conditional Zoning Approval and is conditioned upon any, if necessary, CRMC approvals 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.

Respectfully,



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