



Town of South Kingstown

180 High Street
Wakefield RI 02879
Tel. 401-789-9331 x1244
Fax 401-788-9792
www.southkingstownri.com

ZONING BOARD OF REVIEW

MEETING AGENDA

Wednesday, October 21, 2020 at 7:00 p.m.

VIA ZOOM VIDEO CONFERENCE

Via Computer: <https://southkingstownri.zoom.us/j/91053270391>

Via Telephone: +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

Webinar ID: 910 5327 0391

- **Instructions to Access the Meeting are available on Page 1, including:**
 - ❖ Testing Computer & Audio Equipment
 - ❖ Accessing the meeting via Computer, Tablet or Smartphone
 - ❖ Accessing the meeting by telephone only (not recommended)
 - ❖ Basic troubleshooting when speaking
 - ❖ Accessing documents and site plans
- **Agenda Items are available on Page 3.**

INSTRUCTIONS TO ACCESS THE MEETING:

A. 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 only.

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>

Posted: October 6, 2020

Accessing the Zoom Meeting via Computer, Tablet or Smartphone:

- **Click on this link to join the meeting:** <https://southkingstownri.zoom.us/j/91053270391>
- 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: 918 243 649
- 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 links on the meeting agenda.

B. APPLICANTS, BOARD MEMBERS & INVITED GUESTS

Applicants, Board members and invited guests should use the invitation provided via email to access the meeting. If you cannot find the email invitation provided to you in advance of the meeting you may join using the instructions above for public access.

AGENDA ITEMS:

- A. CALL TO ORDER**
B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS
C. AGENDA ITEMS * Order subject to change*

- I. Continuation of the Petition of Daniel J. Cunningham, 3986 B1 Tower Hill Road, South Kingstown, RI, 02879 for an **Appeal of a Zoning Decision of the Zoning Enforcement Officer (ZEO)** under the Zoning Ordinance as follows: Petition of Daniel J. Cunningham, 3986 B1 Tower Hill Road, Wakefield, RI, for an Appeal of a Decision of the Zoning Enforcement Officer (ZEO) in a letter dated August 14, 2020. Premises located at 35 Fire Lane Two, South Kingstown, RI, Assessor's Map 82-1, Lot 1-1 and is zoned R-80. This appeal centers on the ZEO's interpretation of Sections 203 and 905 of the Zoning Ordinance as they relate to the premises. Owner of land is Jerry Brown Farm Association, Inc., and the owner of the dwelling is Daniel J. Cunningham for premises located at 35 Fire Lane Two, South Kingstown, RI, Assessor's Map 82-1, Lot 1-1 and is zoned R-80.**

[35 Fire Lane Two, Appeal](#)

- II. Continuation of the Petition of Daniel J. Cunningham, 3986B Tower Hill Road, South Kingstown, RI for a for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing single family dwelling and construct a new 1,600 square foot dwelling with a detached 24' x 24' garage. This property is located within the Jerry Brown Farm Association property. The parcel of land that this property is located on is non-conforming due to the number of residential structures on the same parcel. A Special Use Permit is required for any addition, enlargement, expansion or intensification of non-conforming land. Lot size is 70 Acres. Although there are no property lines between dwellings, the distance from the proposed dwelling to the closest adjacent dwelling is 83'. **A Special use permit is required per Zoning Ordinance Section 203 (Special Use Permit for addition, enlargement, expansion or intensification) and 907 (Standards of Relief)**. Owner of land is Jerry Brown Farm Association, Inc., and the owner of the dwelling is Daniel J. Cunningham for premises located at 35 Fire Lane Two, South Kingstown, RI, Assessor's Map 82-1, Lot 1-1 and is zoned R-80.**

[35 Fire Lane Two, Application](#)

- III. **Continuation of the Petition of John Hanson**, 47 Walbridge Road, West Hartford, CT, 06119 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a new single family dwelling to replace the existing single family dwelling. The lot is nonconforming by dimension, and has reduced setbacks. The new dwelling will be located 20' from the front property line. The required front yard setback is 25'. Relief of 5' is requested. The new dwelling will also be located 18' from the right side property line. The required right yard setback is 30'. Relief of 12' is requested. Lot size is .41 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 Hanson Family GST-Exempt Gift Trust for premises located at 73 Potter Road, Assessor's Map 87-2, Lot 121 and zoned R 80.

[73 Potter Road, Application](#)

- IV. **Petition of Robert Haxton**, 483 Bittersweet Farm Way, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a detached garage with a one bedroom Accessory Apartment on the second floor. The living area size of the accessory apartment structure will be 750 square feet, the maximum allowed. The proposed building height will be 24'. The maximum height allowed for an accessory structure is 20'. Relief of 4' is requested. The Lot size is 4.52 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Robert & Dana Haxton for premises located at 483 Bittersweet Farm Way, South Kingstown, RI, Assessor's Map 55, Lot 15 and is zoned R80.

[483 Bittersweet Farm Way](#)

- V. **Petition of Jeffrey Greene**, 782 Mooresfield Road, South Kingstown, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to convert the existing single-family dwelling into a three guest room Bed & Breakfast. The Bed & Breakfast will include limited events, accessory to the principal use. The Planning Board Advisory Development Plan Review was granted on June 23, 2020. Lot size is 3 Acres. **A Special Use Permit is required per Zoning Ordinance Section 301 Schedule of Use Regulations and Section 907 (Standards of Relief)**. Owners of the property are Jeffrey and Christine Greene for premises located at 782 Mooresfield Road, South Kingstown, RI, Assessor's Map 17-3, Lot 6, and is zoned R80.

[782 Mooresfield Road, Application](#)

- VI. **Petition of Linda-Jean Briggs**, 77 Acadia Street, Dexter, ME 04930 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 144 s.f. addition, 144 s.f. covered deck, and 40 s.f. open deck attached to their seasonal cottage. The owner is allowed an increase of 150 s.f. of living area to the existing size, and the proposed deck is under the 200 s.f. allowed under this ordinance. The proposed addition will be no closer to any of the neighboring cottages. The Lot size is 50.2 Acres. **A Special Use Permit is required per Zoning Ordinance Section 608.7 (Changes to Coastal Community Structures allowed by the Zoning Board) and Section 907 (Standards of Relief)**. Owner of the cottage 11W8 is Linda-Jean Briggs on property owned by Matunuck Beach Properties, located at 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 9-347, and is zoned R200.

[240 Cards Pond Road 11W8, Application](#)

- VII. **Petition of William Harvey**, 77 Quarry Road, Bridgewater, CT 06752 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to elevate the existing dwelling 5.5' in same location. The existing south side deck will become detached and the 224 s.f. west side deck will be removed and replaced. The north side dwelling and deck do not currently meet the side yard dimensional setback. The side yard setback is 10'. The west side deck will be 8.1' from side property line and the dwelling will be 8.5' from the west side property line. Relief of 1.9' is requested. Lot size is 6,832 s.f. **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 William A. Harvey for premises located at 2 Peninsula Road, South Kingstown, RI, 02879, Assessor's Map 93-1, Lot 70 and is zoned R 20.

[2 Peninsula Road, Application](#)

- VIII. **Petition of Maureen and John Cardinal**, 18 Desano Drive, Narragansett, RI 02882 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing 750 s.f. dwelling and replace it with a 1,500 s.f. dwelling, with attached 240 s.f. deck. The current dwelling does not meet the front or rear yard setbacks. The required setbacks for the front and rear property line are 25' and 30' respectively. The proposed dwelling will be located 13.9' from the front property line and 18.1' from the rear property line. Relief of 11.1' and 11.9' respectively, is requested. Lot size is 15,000 s.f. **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 John & Maureen Cardinal for premises located at 29 Cook Avenue, South Kingstown, RI, Assessor's Map 43-1, Lot 24 and is zoned R 20.

[29 Cook Avenue, Application](#)

- IX. **Petition of John and Lee Chartier**, 43 Hahn Avenue, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a 192 s.f. second story deck, attached to the existing single family dwelling. The deck will be located along the rear property line on the southwest portion of the dwelling. The deck will be located 5' from the rear property line. The required rear setback is 30'. Relief of 25' is requested. The Lot size is 12,632. **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 John and Lee Chartier for premises located at 43 Hahn Avenue, South Kingstown, RI, Assessor's Map 43-1, Lot 16 and is zoned R 20.

[43 Hahn Street, Application](#)

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

[South Kingstown Current Zoning Applications](#)

D. OTHER ITEMS:

- Approval of September 16, 2020 Zoning Board of Review Minutes
- Attendance for November 18, 2020 meeting

E. ADJOURNMENT

Individuals requesting disability accommodations must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of the meeting.