



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, January 20, 2021 at 7:00 p.m.

VIA ZOOM VIDEO CONFERENCE – WEBINAR I.D. # 910 5327 0391

Internet Computer Access

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

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

AGENDA ITEMS:

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

I. **Petition of Christopher G. Kehoe Revocable Trust**, 71 Main Street, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to convert the existing mixed-use structure into a single family dwelling. Currently, the first story is business use and the second story is a single dwelling unit. Relief is required for locating dwelling units on the first floor in a CD zoning district. There are no exterior changes proposed to the structure. The Lot size is 11,325 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 402 (Notes to Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Christopher G. and Tracey L. Kehoe Trustees for premises located at 71 Main Street, South Kingstown, RI, Assessor's Map 57-1, Lot 102 and is zoned CD (Commercial Downtown).

Petition will be continued until February 17, 2021 Zoning Board of Review

[Application, 71 Main Street](#)

II. **Amended Petition of Peter and Christine Naktanis c/o Vincent Babak**, 195 Tunxis Hill Road, Suite 203, Fairfield, CT 06825 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to construct a three story addition on the front of the existing single family dwelling and a 10' x 10' attached deck at the rear. The proposed addition will be located 35' from the front property line. The required setback is 40'. Relief of 5' is requested. The proposed additions will make the total Lot area coverage 24.5%. The maximum lot area coverage allowed in an R-30 zone is 20%. Relief of 4.5% is requested. Lot size is 7,500 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Peter A. and Christine M. Naktanis for premises located at 69 Rosebriar Avenue, Assessor's Map 96-1, Lot 43 and zoned R-30.

[Amended Application, 69 Rosebriar Avenue](#)

- III. **Petition of Rhode Island Care Concepts, Inc. c/o David L. Johnston**, 15 Circle Street, East Providence RI 02915 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking a special use permit to establish a Marijuana Retail Facility (Compassion Center). The State is in the process of expanding State Licensed Retail Compassion Centers. In anticipation of that expansion, applicants must receive local approval for the establishment of the facility as part of their application to the State Department of Business Regulation. Lot size is 2.27 Acres. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table), Section 504.15 (Marijuana Related Uses) and Section 907 (Standards of Relief)**. Owner is RSP Realty, LLC for premises located at 711 Kingstown Road, South Kingstown, RI, Assessor's Map 57-2, Lot 76 and is zoned CH (Commercial Highway). The Use Code is 100-Marijuana Retail Facility.

[Application, 711 Kingstown Road](#)

- IV. **Petition of Matthew and Jeanmarie Leonard**, 68 Potter Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 21' x 24' detached garage, with studio above, and 10' x 10' storage area to the rear. The garage will be located 6' from the front property line. The required front setback is 25'. Relief of 19' is requested. The garage will also be located 6' from the side property line. The required side yard setback is 20'. Relief of 14' is requested. Lot size is 27,320 s.f. **A Dimensional Variance is required per Zoning Ordinance Section 208 (Nonconforming Lots of Record-Accessory Building Setback Requirements), Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Matthew J. and Jean Marie Leonard for premises located at 68 Potter Road, South Kingstown, RI, Assessor's Map 87-2, Lot 124 and zoned R-80.

[Application, 68 Potter Road](#)

- V. **Petition of Robert and Constance Booth c/o RCM Builders**, 4 Ann Street, #2, Westerly, RI 02897 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is proposing to demolish the existing garage and construct a 30' x 25' detached garage with storage room above. The garage will be located 16' from the front property line. The required front yard setback is 25'. Relief of 9' is requested. The proposed lot coverage will be 21%. The maximum lot coverage allowed is 20%. Relief of 1% is requested. The structure will meet the height requirement of 20'. Lot size is 12,365 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 208 (Nonconforming lots of record-Accessory building setback requirements), Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Robert W. and Constance M. Booth for premises located at 133 Browning Street, Assessor's Map 96-2, Lot 32 and zoned R 30.

[Application, 133 Browning Street](#)

- VI. **Petition of Sean Dougherty**, 60 Broad Rock Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to elevate the existing dwelling in same location to comply with the floodplain elevation requirements. The proposed exterior stairs and entry deck will be located 7.4' from the side property line. The required side yard setback is 11'. Relief of 3.6' is requested. The first floor entry door will have a roof overhang located 32.7' from the front property line. The required front yard setback is 35'. Relief of 2.3' is requested. Lot size is 7,961 s.f. **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 Sean Daugherty for premises located at 705 Middlebridge Road, South Kingstown, RI, 02879, Assessor's Map 35-4, Lot 97 and is zoned R 20.

[Application, 705 Middlebridge Road](#)

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

[South Kingstown Current Zoning Applications](#)

D. OTHER ITEMS:

- Approval of December 16, 2020 Zoning Board of Review Minutes
- Attendance for February 17, 2021 meeting

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, either by phone (401-408-0113) or email 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/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: **910 5327 0391**
 - 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.