

Eugene G. Bernardo II  
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March 22, 2021

**Via Email and Regular Mail**

Town of South Kingstown  
Robert Cagnetta, Chairman  
Zoning Board of Review  
180 High Street  
Wakefield, RI 02879

Re: Request for Extension of Dimensional Variance to Construct a Synthetic Turf Field with Athletic Lighting and Scoreboard at 4640 Tower Hill Road, Tax Assessor's Map 50-4, Lot 19

Dear Mr. Cagnetta:

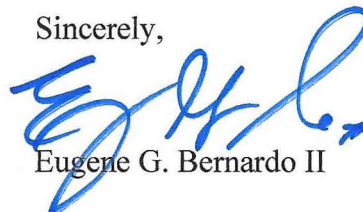
This office represents The Prout School and the Roman Catholic Bishop of Providence, a corporation sole, owner of the real property located at 4640 Tower Hill Road, Tax Assessor's Map 50-4 Lot 19 (the "Property"). I write today, pursuant to § 910A of the Town of South Kingstown Zoning Ordinance, to request a one-year renewal of the zoning relief provided for the Property by the Decision of the Zoning Board of Review dated May 13, 2020, and recorded with the Land Evidence Records of the Town of South Kingstown in Book 1742 at Page 121. A copy of such Decision is enclosed herewith.

The basis for this request for renewal is that the fundraising, planning and commencement of construction of the turf field, and related improvements, have been delayed as a result of the COVID-19 public health crisis.

We would like to have this request considered at the next meeting of the South Kingstown Zoning Board of Review on April 21, 2021.

Thank you for your attention to this matter.

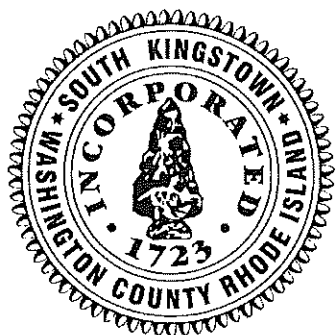
Sincerely,



Eugene G. Bernardo II

EGB:nah  
Enclosure

cc: Jessica Spence (*Via email only:* [jspence@southkingstownri.com](mailto:jspence@southkingstownri.com))  
David J. Estes (*Via email only:* [destes@theproutschool.org](mailto:destes@theproutschool.org))



## Town of South Kingstown, Rhode Island

### BUILDING AND ZONING DEPARTMENT

180 High Street  
Wakefield, RI 02879  
Tel (401) 789-9331 x1224  
Fax (401) 789-9792

### ZONING BOARD OF REVIEW

The Prout School  
c/o David Estes  
4640 Tower Hill Road  
Wakefield, RI 02879

May 13, 2020

Dear Mr. Estes,

At a meeting of the Zoning Board of Review held April 29, 2020, your petition was **Granted** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to install a synthetic turf field with athletic lighting and a scoreboard. The proposed field will be located 2.22' from the left side property line, 20' is required, requiring 17.78' of relief and 8.53' from the rear property line, 20' is required, requiring 11.47' of relief. The four light poles are proposed to be 70-80 feet tall. Maximum height allowed for accessory structures is 15'. The maximum relief of 65' is required. The height of the proposed scoreboard is 35'. The maximum height for accessory structures is 15'. Relief of 20' is required from the height requirement. Lot size is 24.81 Acres. **A Dimensional Variance is required per Zoning Ordinance Section Table 401 (Dimensional Regulations), Section 603 (Government & Institutional Regulations (GI) Zone) and Section 907 (Standards of Relief).** Owner is the Roman Catholic Bishop of Providence for premises located at 4640 Tower Hill Road, South Kingstown, RI, Assessor's Map 50-4, Lot 19 and is zoned GI (Government & Institutional).

Yours truly,

Wayne Pimental, Clerk  
Zoning Board of Review  
Town of South Kingstown



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### BUILDING AND ZONING DEPARTMENT

180 High Street  
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### ZONING BOARD OF REVIEW NOTICE OF DECISION

May 13, 2020

At a meeting of the Zoning Board of Review held April 29, 2020, your petition was **Granted** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to install a synthetic turf field with athletic lighting and a scoreboard. The proposed field will be located 2.22' from the left side property line, 20' is required, requiring 17.78' of relief and 8.53' from the rear property line, 20' is required, requiring 11.47' of relief. The four light poles are proposed to be 70-80 feet tall. Maximum height allowed for accessory structures is 15'. The maximum relief of 65' is required. The height of the proposed scoreboard is 35'. The maximum height for accessory structures is 15'. Relief of 20' is required from the height requirement. Lot size is 24.81 Acres. **A Dimensional Variance is required per Zoning Ordinance Section Table 401 (Dimensional Regulations), Section 603 (Government & Institutional Regulations (GI) Zone) and Section 907 (Standards of Relief).** Owner is the Roman Catholic Bishop of Providence for premises located at 4640 Tower Hill Road, South Kingstown, RI, Assessor's Map 50-4, Lot 19 and is zoned GI (Government & Institutional).

*The Decision of the Board is as follows:*


**Mr. Daniels moved** that we incorporate the Zoning Board decision recorded on January 24, 2019 with regard to the Prout School, Book L1696, Page 406 which is dated January 24, 2019 in the South Kingstown land records. I move that we incorporate that decision in its entirety, with the addition of the DEM letter and report dated June 13, 2019 and I move that be incorporated in the original decision. The original decision that was made by the Board on January 24, 2019 was made by Mr. Bernardo. It was seconded, in that case, by Mr. Cagnetta and was approved five-zero and I move we incorporate that entire decision with the addition. And the only other thing I would add is that the decision be in compliance with the previous Planning Board decision which did incorporate some conditions and I move passage of that application.

Richard Jurczak, Chairman: Okay would someone second.

William Mark, Alt. #1: Second

Richard Jurczak, Chairman: Seconded by Mr. Mark, any discussion? Okay, if no discussion, let's vote.

Whereupon a Roll-Call Vote was Taken: Daniels-Aye, Mark-Aye, Cagnetta-Aye, Bernardo-Aye, Jurczak-Aye  
Motion Granted, Vote 5-0 in Favor, Petition Passed Unanimously

  
Wayne Pimental, Clerk  
Zoning Board of Review  
Town of South Kingstown

*For expiration of Variances and Special Use Permits, please refer to  
Section 910 of the Town of South Kingstown Zoning Ordinance*