



## Town of South Kingstown

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# ZONING BOARD OF REVIEW MEETING AGENDA

Wednesday, April 21, 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

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+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. **The Prout School c/o David Estes**, 4640 Tower Hill Road, Wakefield, RI 02879 requests a **One-Year Dimensional Variance Extension** under the Zoning Ordinance as follows: The applicant is seeking a One Year Extension for the existing Dimensional Variance granted on April 29, 2020, to install a synthetic turf field with athletic lighting and scoreboard. Lot size is 24.81 Acres. **A Dimensional Variance may be extended per Zoning Ordinance Section 910 (Expiration of Variances and Special Use Permits) and Section 907 (Standards of Relief).** Land owner is Roman Catholic Bishop of Providence for premises located at 4640 Tower Hill Road, South Kingstown, Assessor’s Map 50-4, Lot 19 and is zoned GI (Government and Institutional).

[4640 Tower Hill Road, Extension Request](#)

- II. **Continuation of the Petition of Arthur H. Parmentier**, 15 Tomahawk Trail South, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to remove an existing shed and install a new 10’ x 14’ shed. The proposed location of the shed is within the front yard setback, which requires relief as accessory structures are not allowed in the front yard setback. The shed will be located 19.1’ from the front property line. The front yard setback is 35’. Relief of 15.9’ is requested. Lot size is .21 acres. **A Dimensional Variance is required per Zoning Ordinance Section 208 (Nonconforming Lots of Record-Accessory Building Setback Requirements), Section 503.1 (Accessory Structures) and Section 907 (Standards of Relief).** Owner of the property is Arthur H. Parmentier and Mary K. Filippo for premises located at 15 Tomahawk Trail South, South Kingstown, Assessor’s Map 34-2, Lot 178 and is zoned R20.

[15 Tomahawk Trail, South, Application](#)

- III. **Petition of Gashy Dowlatshahi**, 1150 Oaklawn Avenue, Cranston, RI 02920 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking the approval of a Special Use Permit to locate an Onsite Wastewater Treatment System (OWTS) closer to a wetland than allowed. 150’ is required, 115’ is proposed. Relief of 35’ is requested. The project previously received approval from the Conservation Commission on January 5, 2021. Lot size is .14 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 Robert Persson for premises

located in South Kingstown, approximate location is 60 ft. north of Pole #5, Bow & Arrow Trail, Assessor's Map 34-2, Lot 33, and zoned R20.

[Bow and Arrow Trail, Application](#)

- IV. **Petition of Maureen Morse**, 28 West View Drive, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 10' x 14' shed within the front yard and side yard setback. The shed will be located 5' from the front property line. The required front yard setback is 40'. Relief of 35' is requested. The shed will also be located 3' from the side property line. The required side yard setback is 6'. Relief of 3' is requested. Lot size is .27 acres. **A Dimensional Variance is required per Zoning Ordinance Section 208 (Nonconforming Lots of Record-Accessory Building Setback Requirements), Section 503.1 (Accessory Structures) and Section 907 (Standards of Relief)**. Owner of the property is Maureen A Morse for premises located at 28 West View Drive, South Kingstown, Assessor's Map 90-1, Lot 89 and is zoned R30.

[28 West View Drive, Application](#)

- V. **Petition of Benjamin Martish**, 680 Moonstone Beach Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a new 26' X 36' detached garage. The building height of the garage will be 23'. The maximum height allowed for accessory structures is 20'. Relief of 3' is requested. Lot size is 1.86 Acres. **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 Benjamin J. Martish & Jaclyn Altieri for premises located at 680 Moonstone Beach Road, South Kingstown, Assessor's Map 85-2, Lot 16 and zoned R80.

[680 Moonstone Beach Road, Application](#)

- VI. **Petition of Kathleen Keegan**, 230 Walden Way, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a new 28' X 42' detached garage. The building height of the garage will be 23'6". The maximum height allowed for accessory structures is 20'. Relief of 3'6" is requested. Lot size is 8.57 Acres. **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 Patrick F. Jr. & Kathleen Keegan for premises located at 230 Walden Way, South Kingstown, Assessor's Map 84-2, Lot 9 and zoned R200.

[230 Walden Way, Application](#)

- VII. **Petition of Wilfred Hernandez**, 375 William Reynolds Road, Exeter, RI 02822 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to relocate an existing 7'x16' attached deck and construct an 8'x16' addition to their seasonal cottage. The applicant is allowed an increase of 128 square feet of living area to the cottage, as it does not exceed 50% of the total gross living floor area. 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 3W11 is Wilfred & Ellen S. Hernandez on property owned by Matunuck Beach Properties, located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-250, and is zoned R200.

[240 Cards Pond Road, 3W11, Application](#)

- VIII. **Petition of Joshua & Stephanie Hanssen**, 40 E. Gardner Road, Westminster, MA 01473 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to remove their seasonal structure and replace it with a recreational vehicle (RV). The existing gross living floor area is 320 square feet. The proposed RV will consist of 378.5 square feet, which does not exceed a 50% increase from the existing total gross living floor area. The RV will be relocated to balance the separation between structures. The Lot size is 1.3 Acres. **A Special Use Permit is required per Zoning Ordinance Section 608.7 (Changes to Coastal Community Structures allowed by the Zoning Board), Section 608.9 (General Standards for Changes to Coastal Community Structures) and Section 907 (Standards of Relief)**. Owner of the structure Site #13 is Joshua & Stephanie Hanssen on property owned by Blackbeard Homeowners Association, c/o Julie Leduc, located at 836 Matunuck Beach Road, South Kingstown, Assessor's Map 92-2, Lot 54-13, and is zoned CN (Commercial Neighborhood).

[836 Matunuck Beach Road, Site 13, Application](#)

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

[South Kingstown Current Zoning Applications](#)

**D. OTHER ITEMS:**

- Approval of March 17<sup>th</sup> and March 24<sup>th</sup> 2021 Zoning Board of Review Minutes
- Attendance for May 19, 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](mailto: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.