



Town of South Kingstown

180 High Street
Wakefield RI 02879
Tel. 401-789-9331 x1225
www.southkingstownri.com

ZONING BOARD OF REVIEW MEETING AGENDA

Wednesday, June 16, 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 Green Hill BTS, LLC c/o Heidi Kenny, 966 Lakeview Trail, McQueeney, TX 78123** for a **Special Use Permit Extension** under the Zoning Ordinance as follows: Request for an additional one-year extension of expiration date for the **Special Use Permit** granted on January 21, 2015 for property owned by **Conrad Heffernan and John Drew**, 130 Rosebriar Avenue, Wakefield, RI for a Special Use Permit to construct an onsite wastewater treatment system closer to a wetland than permitted (150' required – 75.4' requested). Premises located at Green Hill Beach Road, South Kingstown, RI, Assessor's Map 90-4, Lot 174, Section 504 and 907. **Request made pursuant to Sec. 908(B) of the Zoning Ordinance. Applicant requests an extension of the expiration date from July 1, 2021 to July 1, 2022.**

[Application Green Hill Beach Road](#)

- II. **Petition of Green Hill BTS, LLC c/o Heidi Kenny, 966 Lakeview Trail, McQueeney, TX 78123** for a **Dimensional Variance Extension** under the Zoning Ordinance as follows: Request for an additional one-year extension of expiration date for the **Dimensional Variance** granted on March 16, 2016 for property owned by **Conrad Heffernan and John Drew**, 130 Rosebriar Avenue, Wakefield, RI for a Dimensional Variance to construct a 24' x 24' dwelling closer to a front line than permitted in an R-80 zone. (40' required-35.7' requested). Premises located at Green Hill Beach Road, South Kingstown, RI, Assessor's Map 90-4, Lot 174, Section 207 and 907. **Request made pursuant to Sec. 908(B) of the Zoning Ordinance. Applicant requests an extension of the expiration date from July 1, 2021 to July 1, 2022.**

[Application Green Hill Beach Road](#)

- III. **Petition of Henry and Constance DiMarco, 679 Jerry Brown Farm Road, South Kingstown, RI 02879** for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 23' x 23' single-story detached 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 use. Lot size is 70 Acres. Although there are no property lines between dwellings, the distance from the proposed garage to the closest adjacent dwelling is 68'. **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 Henry A. and Constance L. Dimarco for premises located at 679 Jerry Brown Farm Road, South Kingstown, Assessor's Map 82-1, Lot 1-22 and is zoned R-80.

[Application 679 Jerry Brown Farm Road](#)

- IV. **Petition Rob and Samantha Schadtle, 433 Martin Road, Hebron Ct 06248** for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal cottage and deck. The cottage will be increased in size by 150 square feet, the maximum allowed. The new cottage is proposed to be 534 square feet and the deck will be 200 square feet. The required separation between adjacent cottages will be in compliance with the zoning standards. Lot size is 50.2 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).** Owner of cottage 6W2 is Robert and Samantha Schadtle on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-290 and is zoned R200

[Application 240 Cards Pond Road 6W2](#)

- V. **Petition of Phillip Courten, 95 Billington Avenue, South Kingstown, RI 02879** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing dwelling and storage shed and construct a new dwelling and detached garage. The dwelling will be located 8.4' from the front property line and the detached garage will be located 18.2' from the front property line. The required front yard setback is 25'. Relief of 16.6' for the dwelling and 6.8' for the garage is requested. The detached garage will also be located 3' from the left side property line. The required side yard setback is 10'. Relief of 7' is requested. Lot size is 25,200 square feet. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record-Building Setback Requirements), 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 Phillip B Courten for premises located at 95 Billington Avenue, South Kingstown, 02879, Assessor's Map 69-2, Lot 28 and is zoned R 40.

[Application, 95 Billington Avenue](#)

- VI. **Petition of Garrett Homes, LLC, 59 Field Street, Torrington CT 06790** for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 7,545 square foot retail trade structure. The applicant was previously denied a special use permit from the Zoning Board of Review, but has since revised the plan to include two adjacent lots. The Planning Board advisory Development Plan Review was granted April 27, 2021. Lot size is 94,902 square feet. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table, Use Code 55) and Section 911 (Repetitive Petitions).** Owner of the property is South Shore Mental Health Center Inc for premises located at South Kingstown, Assessor's Map 40-1, Lot 125 and Alternative Living Concepts c/o Gateway Health Care for premises located at South Kingstown, Assessor's Map 40-1, Lot 126. Both lots are zoned MU (Mixed Use).

[Application Kingstown Road](#)

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

[South Kingstown Current Zoning Applications](#)

D. OTHER ITEMS:

- Approval of May 19th 2021 Zoning Board of Review Minutes
- Attendance for July 21st, 2021 meeting
- Election of Officers Zoning Board of Review

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.