



Posted July 9, 2021

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, July 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

+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. **Continuation of the 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](#)

- II. **Petition of Caf Bar, LLC, 396 Main Street, Wakefield, RI 02879** for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking a special use permit to allow for alcohol service within the existing establishment (Caf Bar). Lot size is .16 acre. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and Section 907 (Standards of Relief).** Owner of the property is 396 Main Street LLC, for premises located at 396 Main Street, South Kingstown, Assessor's Map 56-3, Lot 43 and is zoned CD. The Use Code is 56.1-Restaurant, with Alcohol.

[Application, 396 Main Street](#)

- III. **Petition of Raymond and Linda Dionne, 74 Thomas Leighton Blvd., Cumberland, RI 02864** for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing front deck with a new covered deck with stairs to grade. The new deck stairs will be located 22'4" from the front property line. The required front yard setback is 25'. Relief of 3' is requested. Lot size is 6,488 square feet. **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 Raymond Dionne for premises located at 33 Washington Street, South Kingstown, Assessor's Map 86-3, Lot 115 and is zoned R20

[Application, 33 Washington Street](#)

IV. **Petition of Richard Schappach**, 74 North Mountain Road, Brookfield, CT 06804 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing dwelling and construct a new dwelling with second story deck. The proposed dwelling will be located 39.4' from the front property line. The required front yard setback is 40'. Relief of .6' is requested. The dwelling will be located 30' from the rear property line. The required rear yard setback is 40'. Relief of 10' is requested. The dwelling will also be located 4.3' from the left side property line and 7.1' from the right side property line. The required side yard setback is 10'. Relief of 5.7' and 2.9' is requested. Lot size is 6,200 square feet. **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 D & R Schappach LLC for premises located at 311 Twin Peninsula Avenue, South Kingstown, Assessor's Map 89-3, Lot 5 and is zoned R80.

[Application, 311 Twin Peninsula Avenue](#)

V. **Petition of Jason and Joan Grear**, 487 Pond Street, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an 18' x 24' detached garage located 34' from the front property line. The required front yard setback is 50'. Relief of 16' is requested. Lot size is 10.21 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations), Section 503.1 (Accessory Structures) and Section 907 (Standards of Relief)**. Owner of the property is Jason & Joan Grear for premises located at 487 Pond Street, South Kingstown, Assessor's Map 63-3, Lot 1 and is zoned R80.

[Application, 487 Pond Street](#)

VI. **Petition of Mahar Boys Properties, Inc**, 26 Pearl Street, Cortland, NY 13045 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal trailer of 256 square feet with a new trailer of 300 square feet. The trailer will not be located any closer to neighboring units. Lot size is 7.67 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 trailer 689A Succotash Road is Mahar Boys Properties Inc, on property owned by Village at Potters Pond LLC, located at South Kingstown, Assessor's Map 87-3, Lot 5-56 and is zoned CW.

[Application, 689A Succotash Road](#)

VII. **Petition of Nicole Vanderslice**, 4615 Firtree Lane, Sparks, NV 89436 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal cottage of 576 square feet with a new cottage of 720 square feet and attached deck of 200 square feet. The dimension between adjacent cottages will be a minimum of 20'. 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 18E3 is Nicole Louise Vanderslice on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-205 and is zoned R200.

[Application, 240 Cards Pond Road 18E3](#)

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

[South Kingstown Current Zoning Applications](#)

D. OTHER ITEMS:

- I. Approval of June 16, 2021 Zoning Board of Review Minutes
- II. Attendance for August 18, 2021 meeting
- III. Election of Officers
- IV. Open Meeting Act discussion with Legal Counsel

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.

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.

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 in by phone to join the meeting:**
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**
- **Participant ID: 322540**
- 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>