



Town of South Kingstown

180 High Street
Wakefield RI 02879
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www.southkingstownri.com

ZONING BOARD of REVIEW MEETING AGENDA

Wednesday September 15, 2021 at 7:00 p.m.

Town Council Chambers, South Kingstown Town Hall
180 High Street, Wakefield, RI 02879

Please be advised meetings are now being held in person.

Due to the expiration of the Governor's Executive Order 21-72 that allowed for remote meeting attendance, virtual meetings are no longer permitted. All board members and applicants must attend in person.

Members of the public are welcome and encouraged to attend in-person or view the meeting live on ClerkBase at <https://clerkshq.com/SouthKingstown-ri>

Members of the public who wish to participate in the meeting must either appear in-person or submit written comments in advance of the meeting.

Standard COVID-19 protocols in town buildings apply to all meeting attendees.

Attendees who are not vaccinated must wear a mask & maintain social distancing.

AGENDA ITEMS:

A. CALL TO ORDER

B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS

C. AGENDA ITEMS * Order can be subject to change*

- I. **Petition of Andrew and Sarah Bicknell**, 47 Happy Valley Road, Westerly, RI 02891 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 14' x 18' deck attached to the existing dwelling. The deck will be located 17' from the rear property line. The required rear yard setback is 30'. Relief of 13' is requested. The deck will also be located 6.4' from side property line. The required side yard setback is 10'. Relief of 3.6' is requested. Lot size is 5,925 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).** Owners of the property are Andrew J and Sarah E Bicknell for premises located at 104 Wild Goose Road, South Kingstown, Assessor's Map 90-4, Lot 105 and is zoned R 80.

[Application, 104 Wild Goose Road](#)

- II. **Petition of Elderwood Development**, 1142 Wehrle Drive, Williamsville, NY 14221 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 13' x 35', one-story addition to the Assisted Living Facility (Use Code 24.4). Lot size is 4.54 Acres. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and 907 (Standards of Relief).** Owner is 981 Kingstown Road, LLC and Scallop Shell Nursing for premises located at 55 Scallop Shell Way, South Kingstown, Assessor's Map 49-1, Lot 10 and is zoned R20.

[Application, 55 Scallop Shell Way](#)

- III. **Petition of David Tomlinson, 1101 Curtis Corner Road, Wakefield, RI 02879** 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) within 150' of a wetland. The OWTS will service a proposed four-bedroom dwelling. On May 2, 2018 the Conservation Commission recommended denial of the application. Lot size is 3 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 David Tomlinson for premises located at South Kingstown Assessor's Map 46, Lot 83, and zoned R80.

[Application, 1103 Curtis Corner Road](#)

- IV. **Petition of ONAROL LLC, 50 High Street, South Kingstown, RI 02879** for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to establish a commercial laundry business (Use Code 44.1) within a portion of the existing 23,328 s.f. structure. The proposed use will not include alterations to the exterior of premises. Lot size is 2.94 Acres. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and Section 907 (Standards of Relief).** Owner is Technical Industries Inc. for premises located at 217 Church Street, South Kingstown, Assessor's Map 49-4, Lot 144 and is zoned Ind-1 (Industrial 1).

[Application, 217 Church Street](#)

- V. **Petition of Hang Ten, LLC, 895 Matunuck Beach Road, Wakefield, RI 02879** for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a first-story 16' x 16' attached deck with stairs to provide access to a proposed second-story office. Lot size is .6 Acres. **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 Hang Ten LLC, for premises located at 895A Matunuck Beach Road, South Kingstown, Assessor's Map 92-3, Lot 2 and is zoned CN (Commercial Neighborhood).

[Application, 895A Matunuck Beach Road](#)

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

[South Kingstown Current Zoning Applications](#)

D. OTHER ITEMS:

- i. Approval of August 18, 2021 Zoning Board of Review Minutes
- ii. Attendance for October 20, 2021 Zoning Board of Review

E. ADJOURNMENT