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 INST# 19348  
 TOWN OF SOUTH KINGSTOWN, RI



## Town of South Kingstown, Rhode Island

**BUILDING AND ZONING DEPARTMENT**  
 180 High Street  
 Wakefield, RI 02879  
 Tel (401) 789-9331 x1225

November 30, 2021

### NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Charkowick and duly seconded by Mr. Daniels  
 Motion passed unanimously 5-0  
 (C. Charkowick-Aye, T. Daniels-Aye, W. Rosen-Aye, S. Walsh-Aye, R. Cagnetta-Aye)

At a meeting held on November 17, 2021 regarding the Petition of Allens Health Center Inc., 359 Broad Street, Providence, RI 02908 a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to construct a 30' x 30'2" basement addition to the Assisted Living Facility (Use Code 24.4). The below grade addition will house the tank and pump required for a new fire suppression system. Lot size is 4.69 Acres. A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and 907 (Standards of Relief). Owner is Allens Health Center Inc, for premises located at 2115 South County Trail, South Kingstown, Assessor's Map 9, Lot 59 and is zoned R80.

**The following individuals spoke as representatives of the applicant:**

- Wyatt Brochu, Attorney
- Jason Iacobocci, AIA

**The following spoke in regards to the petition.**

- Catherine Pierce, 295 Barbers Pond Road

**The following materials were entered into the record:**

- Application signed and dated October 15, 2021; Owner Authorization signed and notarized October 15, 2021; Site Plan prepared by Cherenzia & Associates, Ltd. (C-1) dated September 16, 2021; Construction Documents (Cover, Existing Conditions, Overall Main Level Plan, Proposed Floor Plans, Proposed Elevations) prepared by RGB Architects and dated August 27, 2021; Site Plans (Cover, SP1, SP2, C4) prepared by Garofalo & Associates, Inc. and dated August 2021; Development Plan Review (2 pages) recorded on October 5, 2021 Land Evidence Book 1808 Pages 163-164; TRC Minor Review Summary (1 page) dated July 8, 2021; Lighting Specifications (15 pages).
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

**Findings of Fact:**

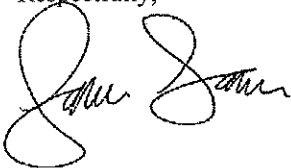
1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table) and 907 (Standards of Relief).
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because the testimony and documentation presented support the necessary criteria as defined within the Ordinance.
3. The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to the following matters, where applicable:

- (i) Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or catastrophe; there will be no negative impact on the existing ingress and egress.
- (ii) Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare or odor effects of the special use permit on adjoining lots; because the proposed location of the addition is in the back of the facility and off-street parking and loading will not be effected.
- (iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; Utilities, with reference to locations, availability and compatibility; because all trash, storage and utilities are already in place and there will be no change.
- (iv) Screening and buffering with reference to type, dimensions and character; will be sufficiently buffered.
- (v) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; any additional lighting will be dark sky compliant and not spill over onto neighboring properties.
- (vi) Required yards and other open space; not applicable, existing.
- (vii) General compatibility with lots in the same or abutting zoning districts, because the current use of the property will not be changing and the proposed addition will be of the same general appearance as the existing structure. Additionally, the proposed addition will be located to the rear of the property and will not be visible from the road.

**The decision is subject to the following conditions:**

- The applicant shall meet all conditions outlined in the Planning Board Development Plan Review (Advisory to Zoning) granted on September 28, 2021 and recorded on October 5, 2021, Land Evidence Book 1808 Page 163-164.

Respectfully,



James Gorman,  
Building Official & Zoning Clerk  
Town of South Kingstown