



Town of South Kingstown

180 High Street
Wakefield RI 02879
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www.southkingstownri.com

**ZONING BOARD of REVIEW
MEETING AGENDA**

Wednesday March 16, 2022 at 7:00 p.m.

VIA ZOOM VIDEO CONFERENCE – WEBINAR I.D. # 998 5518 9424

Internet Computer Access

<https://southkingstownri.zoom.us/j/99855189424>

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 can be subject to change***

I. Continuation of the Petition of Thomas Rock, 5 Sunrise Lane, South Windsor, CT 06074 a **Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct an 8’ x 22’, two-story addition to the west side of the single-family dwelling. The applicant also seeks to extend the attached deck and stairs 4’ closer to the west side property line. The deck will be located 3’ from the side property line and 8’ from the front property line. The required side and front yard setbacks are 11’ and 40’, respectively. Side yard relief of 8’ and front yard relief of 32’ are requested. Lot size is .32 acres. **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 Thomas & Diana Rock for premises located at 162 Green Hill Ocean Drive, South Kingstown, Assessor’s Map 96-1, Lot 7 and is zoned R80.**

[Application 162 Greenhill Ocean Drive](#)

II. Petition James Meyer & Maureen Rooney, 836B Matunuck School House Road, Wakefield, RI 02879 for a **Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 26’ x 36’ detached barn for storage of vehicles and farm equipment. The proposed garage will be located 20’ from the corner-side property line. The required corner-side setback is 58’. Relief of 38’ is requested. Lot size is 1.94 acres. A Dimensional Variance is required per Zoning Ordinance Section 208 (Non-Conforming Lot of Record – Accessory Building Setback Requirements) and Section 907 (Standards of Relief). Owner of the property is James T. Meyer & Maureen F. Rooney for premises located at 836B Matunuck School House Road, South Kingstown, Assessor’s Map 85-4, Lot 8 and zoned R200.**

[Application 836B Matunuck School House Road](#)

III. Petition of Marcia Ryter, 44 Middle Road, South Kingstown, RI 02879 for a **Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to attach the existing garage to the single-family dwelling by constructing a 10’ x 20’ roofed connector. By way of connection, the garage will become the principal structure and will not comply with the required rear yard setback. The garage is located 10’ from the rear property line. The required rear yard setback is 30’. Relief of 20’ is requested. Lot size is .52 acres. A Dimensional Variance is required per Zoning Ordinance Section 207 (Non-Conforming Lots of Record-Building Setback Requirements) and Section 907 (Standards of Relief). Owner of the property is Marcia E. Ryter for premises located at 44 Middle Road, South Kingstown, Assessor’s Map 90-4, Lot 203 and zoned R30.**

[Application 44 Middle Road](#)

- IV. **Petition of Craig Anderson**, 47 Amato Circle, Wethersfield, CT 06109 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a second story addition to the existing single-family dwelling. The applicant is also seeking to construct a 9' x 3' porch on the first story. The addition will be located 13' from the front property line. The required front yard setback is 25'. Relief of 12' is requested. Lot size is .44 acres. 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 Craig C. & Kimberley A. Anderson for premises located at 140 Teal Drive, South Kingstown, Assessor's Map 90-1, Lot 166 and zoned R80.

[Application 140 Teal Drive](#)

- V. **Petition of Matthew A. Amato**, 691 D2 Succotash Road, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 199.5 s.f. deck attached to an existing seasonal cottage. 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 691D2 Succotash Road is Matthew A. Amato, on property owned by Village at Potters Pond LLC, located at South Kingstown, Assessor's Map 87-3, Lot 5 and is zoned CW.

[Application 691 D2 Succotash Road](#)

- VI. **Petition of Earle S. & Brenna E. Sharpe**, 74 Parkwood Drive, Kingston, RI 02881 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking a Special Use Permit to locate an Onsite Wastewater Treatment System (OWTS) closer to a wetland than allowed. 150' setback is required, 58' is proposed. Relief of 92' is requested. The applicant also seeks to locate a single-family dwelling 23' from the front property line. The required front yard setback is 35'. Relief of 12' is requested. Lot size is .48 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). A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief). Property is owned by Earle S. Sharpe and Brenna E. Rheinberger for premises located at Assessor's Map 31-2, Lot 93, South Kingstown, and zoned R20.

[Application Parkwood Drive](#)

- VII. **Petition of John A. Simonetti Architect LLC**, 178 Summit Drive, Cranston, RI 02920 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 20' x 5' addition to the existing single-family dwelling. The applicant also seeks to connect the existing garage to the dwelling by way of a second story addition. The garage addition will include expansion of living space and a new exterior stairway located on the north side. The garage stairs will be located 1" from the corner-side property line and 5'11" from the front property line. The required front and corner-side setback is 25'. Relief requested is 24'11" and 19'1" respectively. The garage addition will also be located 2' from the west side property line. The required side yard setback is 13'. Relief of 11' is requested. Additionally, the proposed lot building coverage will be 41%. The maximum lot coverage permitted is 25%. Relief of 16% is requested. Lot size is .09 acres. A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record-Building Setback Requirements), Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief). Owner of the property is Kelli King for premises located at 224 Middlebridge Road, South Kingstown, Assessor's Map 43-4, Lot 61 and zoned R20.

[Application 224 Middlebridge 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 February 16, 2022 Zoning Board of Review Minutes
- II. Attendance for April 20, 2022 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, by 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/99855189424>
- 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: **998 5518 9424**
- 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.