



Town of South Kingstown, Rhode Island

BUILDING AND ZONING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1225

March 30, 2022

Matthew Amato
82 Pleasant Ridge Road
Poughquag, NY 12570

At a meeting of the Zoning Board of Review held March 16, 2022, your petition for a Special Use Permit was granted for premises located at 691D2 Succotash Road, South Kingstown, Tax Assessor's Map 87-3, Lot 5.

Please be further advised that there is a Two-year Expiration on this Dimensional Variance with the right to extend, if necessary, per South Kingstown Zoning Ordinance Section 908.

If you have to apply for a building permit, this Decision must be presented to the Building Official's office at the time you make application for your building permit.

Regards,

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



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INST# 21724
TOWN OF SOUTH KINGSTOWN, RI



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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, S. Walsh-Aye, W. Rosen-Aye, R. Cagnetta-Aye)

At a meeting held on March 16, 2022 regarding the 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.

The following individuals spoke as representatives of the applicant:

- Matthew Amato, Applicant
- Meredith Amato, Applicant

There was no one present who spoke either in support of or opposition to the petition.

The following materials were entered into the record:

- Application signed and dated February 6, 2022; Owner Authorization signed and notarized February 10, 2022; Proposed Deck Site Plan (1 page); Current Site Plan (1 page); Email correspondence (2 pages) from Village at Potters Pond Board; Copy of Packet submitted to Village at Potter Pond Board (5 pages)
- 200' Radius Map and Abutter's List; Legal Notice; Proof of Certified Mailings and Notarized Affidavit of Mailing

Findings of Fact:

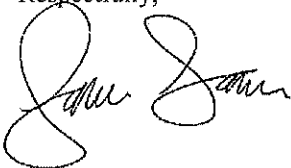
1. The Board finds that the special use is specifically authorized by this Ordinance, because a Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification), Section 608 (Coastal Community Overlay District) and Section 907 (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 applicant has shown through testimony and documentation that all criteria have been met.
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; the applicant has designed the deck so as to not have any impact on 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; the applicant has two (2) designated parking spots that will not be effected by the addition of this deck.
- (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; trash, storage and delivery are not applicable; the campground has an onsite location for trash disposal which will not be effected and utilities are not applicable.
- (iv) Screening and buffering with reference to type, dimensions and character; not applicable.
- (v) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable.
- (vi) Required yards and other open space; not applicable.
- (vii) General compatibility with lots in the same or abutting zoning districts, because many of the other trailers in the park have decks and the addition of this proposed deck will be compatible with surrounding properties.

Approval is conditional and subject to the following:

- The decision is a Conditional Zoning Approval and is conditioned upon any, if necessary, further RI DEM and/or CRMC approvals and will have a two-year expiration from the recorded date per Section 908 of the Zoning Ordinance with the right to extend if necessary.

Respectfully,



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