

10 Jacob Drive  
Mansfield, Massachusetts 02048

April 14, 2022

FEDERAL EXPRESS

Building Inspection & Zoning  
Town of South Kingstown  
180 High Street  
Wakefield, Rhode Island 02879

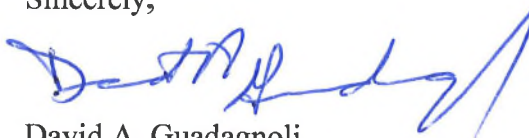
RE: 49 Sheldon Point Road

Dear Sir/Madam:

Enclosed please find a Zoning Board of Review Application (original plus 9 copies), with a survey attachment. This is submitted on behalf of David and Eileen Guadagnoli, tenants by the entirety, of the property located at 49 Sheldon Point Road. Also enclosed is an Owner/Authorized Agent Authorization Form (original plus 9 copies) authorizing Ralph Balsamo to represent us in connection with any questions that may arise in connection with the requested relief. Finally, a check made payable to the Town of South Kingstown in the amount of \$175 is also included.

Thank you for your attention. Please let me know if you have any questions (617-338-2938; dag@sandw.com).

Sincerely,



David A. Guadagnoli

DAG:djb  
Enclosures



TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION

1. APPLICANT INFORMATION:

Applicant Name: David A Guadagnoli Name of Primary Contact if Organization: N/A
Applicant Address: 49 Sheldon Point Road, South Kingstown, RI
Applicant Phone: 617-338-2938 Applicant Email: dag@sandw.com

2. OWNER INFORMATION:

Owner Name: David A and Eileen T Guadagnoli, Tenant Owner Phone: 617-338-2938
Owner Address: 10 Jacob Drive, Mansfield, MA 02048

3. PROJECT INFORMATION:

Physical Address: 49 Sheldon Point Road Assessor's Plat: 87-2 Assessors' Lot: 135 Zoning District: R80
Required Zoning Setbacks: Front yard 25 Rear Yard 30 Side Yard Right 20 Side Yard Left 20 Corner Side Yard

4. APPLICATION FOR:

Special Use Permit Dimensional Variance X Use Variance Dimensional Modification by Zoning Officer

5. LOT SPECIFICATIONS:

Lot Frontage: 115 ft. Lot Depth: 130 ft. Lot Area: 10805 ft.

6. USE OF PREMISES:

Present Use: SFD # of families: 1 Proposed Use: SFD # of families: 1

7. EXISTING STRUCTURES:

Number of Existing Buildings or Structures Present: 2 (Two) House & Dock

Size of Existing Structures: 1080 sf; 128 sf; sf; sf

Distance from Property Lines of Existing Structures:

Table with 4 columns: Structure 1, Structure 2, Structure 3, Structure 4. Rows: Front Yard, Rear Yard, Side Yard Right, Side Yard Left, Corner Side Yard.

8. WATER AND SOLID WASTE

Water: Town Water X Well Other
Waste: Town Sewer Septic X Other

**9. SIZE OF PROPOSED BUILDINGS/ADDITIONS:**

Total Square Feet: \_\_\_\_\_ sf.      Width: \_\_\_\_\_ sf.      Length: \_\_\_\_\_ sf.

Height Above Grade: \_\_\_\_\_ ft.      Number of Stories: \_\_\_\_\_

**10. IF DIMENSIONAL RELIEF IS SOUGHT INDICATE THE DISTANCE REQUESTED:**

Front Yard: \_\_\_\_\_      Rear: \_\_\_\_\_      Side Yard Right: \_\_\_\_\_

Side Yard Left: \_\_\_\_\_      Corner Side Yard: \_\_\_\_\_      Height: \_\_\_\_\_

**11. PROVISION OF THE ZONING ORDINANCE FROM WHICH RELIEF IS SOUGHT:**

Section and Use (if known): Remove Existing Rotting Deck and Replace with New Deck, No change in Foot Print

**12. DESCRIBE THE EXTENT OF PROPOSED ALTERATIONS, STATE REASONS WHY YOU ARE REQUESTING RELIEF:**

ZONING BOARD OF REVIEW RULES OF PROCEDURE ITEM K: "Reports from expert witnesses should be submitted with the application or ten (10) days prior to the hearing to give the Zoning Board sufficient review time. If a report is submitted at the time of the hearing, the Chairman may rule on whether the Zoning Board will continue to another meeting to give the Zoning Board time to review the reports."

Preparation of this Application and all necessary documentation is the sole responsibility of the Applicant. Town Staff's help in preparations of any facet of this applications, including abutter's list is for assistance only. The staff cannot give the applicant advice on the merits of the application nor can they render legal opinions.

The undersigned declares that the information given herein is a true statement to the best of his/her knowledge and belief.

Applicant Signature(s) 

Applicant(s) Printed Name David A Guadagnoli      Date: April 14, 2022

Attorney / Other (If applicable) \_\_\_\_\_      Date: \_\_\_\_\_

Office Use Only

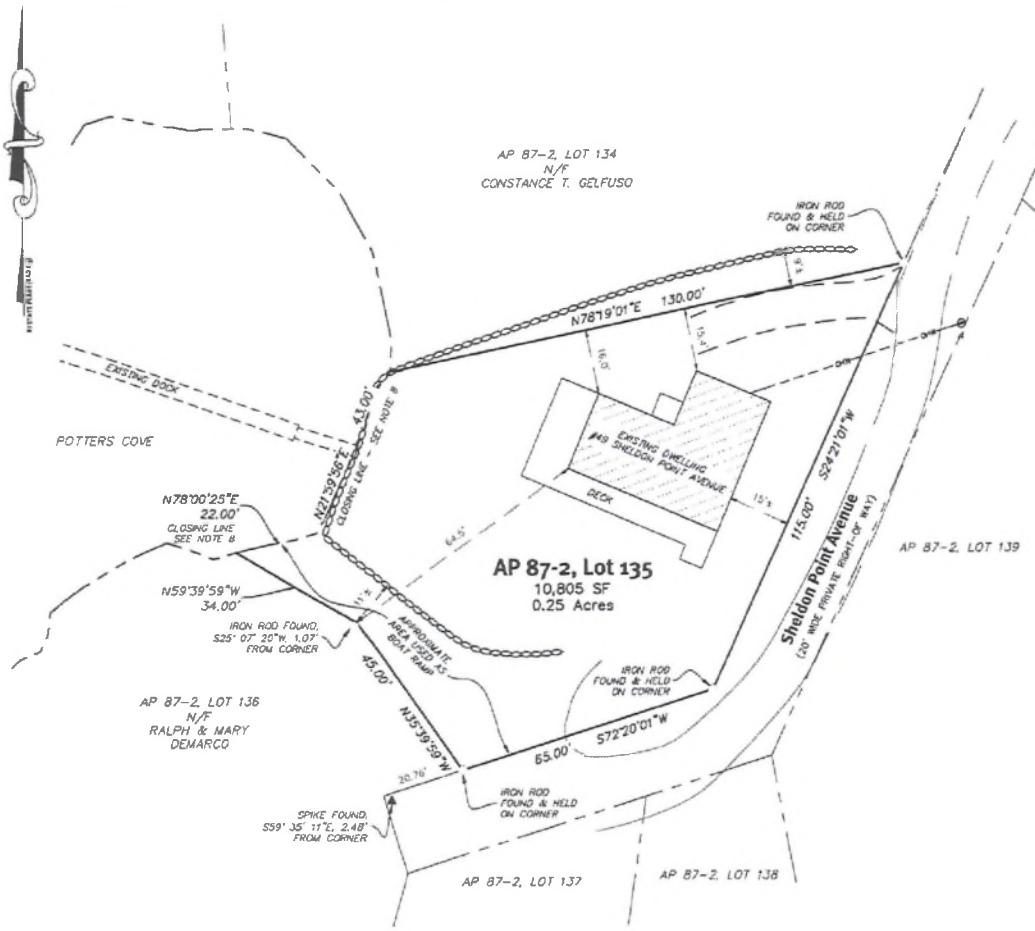
Received By: \_\_\_\_\_ Payment Amt. \_\_\_\_\_ Check # \_\_\_\_\_ Legal Notice Mailed: \_\_\_\_\_ Cert. Receipts Received: \_\_\_\_\_

DATE	DESCRIPTION	BY
8/24/20	PROPERTY LINE SURVEY	CONNIE GELFUSO
8/24/20	REVISION	CONNIE GELFUSO
8/24/20	REVISION	CONNIE GELFUSO
8/24/20	REVISION	CONNIE GELFUSO

**Property Line Survey Plan**  
**49 Sheldon Point Road**

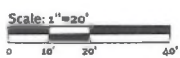
Prepared for:  
**Connie Gelfuso**  
17 North Main Street, 2nd Floor  
Cranston, RI 02910

RI Reg. No. 2143-001-001 Copy: 08/24/2020 by DiPrete Engineering Associates, Inc.



**This Plan Should Be Indexed  
By The Following Streets:**

- Sheldon Point Avenue



**General Notes**

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 87-2, LOT 135 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 707, PAGE 256 & DEED BOOK 1082, PAGE 1 IS THE ALAN P. GELFUSO REVOCABLE TRUST - 1996 (1/3 INTEREST) AND THE CONSTANCE T. GELFUSO REVOCABLE TRUST - 1998 (2/3 INTEREST).
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE VE (SLEV 15) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44060C0194J, DATED 10/16/2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED R80 BASED ON THE TOWN OF SOUTH KINGSTOWN'S ONLINE ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JUNE 23, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.

**Plan Reference:**

- PLAT OF LAND IN SOUTH KINGSTOWN, R.I. OWNED BY MARY W.S. MORLOCK EST. SCALE 1"=40' MARCH 1951 EDWARD E. NEWMAN, ENGR. RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF SOUTH KINGSTOWN IN PLAN BOOK 12 AT PAGES 891-892.

**Certification**



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

**TYPE OF SURVEY:** LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) **MEASUREMENT SPECIFICATION:** CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF BOUNDARY LINE MARKING.

BY MICHAEL E. GAWITT, RPLS #1981  
C.T.A. NO. 15-4750

C:\Users\cmg\appdata\local\temp\13181-001\sheldon point road.dwg\apc\cd\dwg\apc\13181-001\_psl.dwg (revised: 8/24/2020)

**OWNER/AUTHORIZED AGENT AUTHORIZATION FORM**

Submittal Date: \_\_\_\_\_

The Owner/Authorized Agent Authorization Form must be completed in full and returned to the Office of the Building and Zoning Official for the Town of South Kingstown along with the Zoning Board of Review Application. Failure to submit this form will delay your application being processed.

I, David A and Eileen T Guadagnoli, Tenants by tr hereby certify that I am the owner / authorized agent of the property designated as Plat 87-2, Lot 135, as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner / authorized agent of the developmental rights for this property.

I hereby authorize and am in agreement with the application signed by myself (applicant), for the requested relief or use of the subject property. Said application is to be submitted to the Office of the Building and Zoning Official of the Town of South Kingstown for review and decision by the Zoning Board of Review. *Further authorize Ralph Bolson to represent me / my spouse at any hearing relating to this submission (DOB)*

Witness its name this 14th day of April, 2022.

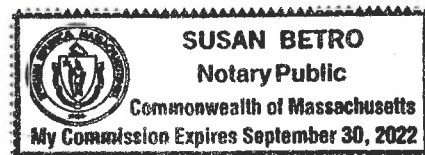
By: *David A. Guadagnoli*  
Signature of Owner/Authorized Agent

COMMONWEALTH OF MASSACHUSETTS  
~~STATE OF RHODE ISLAND~~

County of Suffolk

In Boston, Massachusetts on the 14th day of April, 2022, before me personally appeared David A. Guadagnoli (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed to be his/her free act and deed, as individual (individual, corporation, trustee, partnership, non-profit, etc.)

Notary Public: *Susan Betts*  
My Commission Expires: \_\_\_\_\_



Notary Seal:



exportedData

REM_MBLU_MAP	REM_MBLU_BLOCK	LOCATION	SLH_OWN_NAME	SLH_CO_OWN_NAME	SLH_OWN_ADDR	CSZ	SLH_OWN_ADDR_2
87-2	140	40 BRIGGS ROAD	JIMMI HOLDINGS LLC	null	7901 INISBROOK CT	PROSPECT, KY 40069	null
87-2	133	76 BRIGGS ROAD	PERREAULT, DAVID A & JUDITH M	null	894 SOUTH ST	NEEDHAM, MA 02492-2763	null
87-2	134	56 BRIGGS ROAD	GELFUSO, ALAN P TRUSTEE EST &	GELFUSO, CONSTANCE T TRUSTEE	47 MOUNTAIN LAUREL DR	CRANSTON, RI 02920	null
87-2	153	STEDMAN ROAD	ATWELL, GARY E REV TRUST	ETALS	1622 VERRAZZANO DR	WILMINGTON, NC 28405	null
87-2	139	44 SHELDON POINT ROAD	NECKES RICHARD REVOC TRST &	NECKES SUSAN B REVOC TRST	36 GAY ST	NEEDHAM, MA 02492	null
87-2	135	49 SHELDON POINT ROAD	GUADAGNOLI, DAVID A	GUADAGNOLI, EILEEN T	10 JACOB DR	MANSFIELD, MA 02048	null
87-2	136	65 SHELDON POINT ROAD	DEMARCO, RALPH & MARY (LJ)	ET ALS	65 SHELDON POINT RD	WAKEFIELD, RI 02879	null
87-2	138	52 SHELDON POINT ROAD	RUSNIAK, CYNTHIA S ET AL	BLINSTRUBAS, JENNIFER S	9137 SOUTHERN GROVE CT	NORTH CHARLESTOWN, SC 29406	null
87-2	137	60 SHELDON POINT ROAD	LAMENDOLA, CAROLE	REV/INTER TRUST AGREEMENT	31 ALVIN STREET	WARWICK, RI 02886	null

49 Sheldon Point  
 Abutters Last  
 200' Radius





Washington County, Rhode Island

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 94 feet



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*49 Sheldon Point  
200' Road's  
MAP*

Town of South Kingstown Web GIS

Parcel Boundaries not legally binding for title or zoning purposes.

The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.