

**ZONING BOARD OF REVIEW**  
**Minutes**  
**April 1, 2015**  
Coventry Town Hall  
1670 Flat River Road  
Work Session & Regular Meeting  
**7:00 p.m.**

Ms. DeGraide: Zoning Board of Review is being called to order.

**Members in Attendance:** Denise DeGraide, Jeanne Kostyla, John D’Onofrio, Russell Lacaillade and John Studley.

Ms. DeGraide: Fire exits are behind you and the doors behind us take you into the building.

<b>Applicant:</b>	<b>Si Soleil, Inc., d/b/a Cascade Spa</b>
<b>Owner:</b>	<b>Samuel Shapiro</b>
<b>Location of Property:</b>	<b>AP 2 Lot 2; 2504 Nooseneck Hill Road</b>
<b>Zone:</b>	<b>GB-1</b>
<b>Existing Use:</b>	<b>Commercial Building</b>
<b>Proposed Use:</b>	<b>Same</b>

Applicant is seeking a Special Use Permit to operate a spa that will conduct hot stone therapy, Reflexology, body scrubs and body wraps.

Ms. DeGraide: The application has been withdrawn. The business has negotiated its way out of its contract and he is no longer pursuing this application.

**OLD BUSINESS**

**Re: Appeal of Decision of Zoning Enforcement Official**  
**Location of Property: AP 27 Lot 108; 21 Reservoir Road**  
**Zone: I1**

Appellant is appealing the Zoning Enforcement Officer’s Notice of Violation dated November 24, 2014 regarding certain activity occurring on said premises.

***Adoption of Decision***

**Re: Appeal of Decision of Zoning Enforcement Official**  
**Location of Property: AP 35 Lot 36; 31 Reservoir Road**  
**Zone: I1**

Appellant is appealing the Zoning Enforcement Officer’s Notice of Violation dated November 24, 2014 regarding certain activity occurring on said premises.

***Adoption of Decision***

Ms. DeGraide: I move that the two decisions for Baird Industries, LLC be adopted as presented.

Mr. D'Onofrio: Second.

Ms. Soucy: Approve

Ms. Kostyla: Approve

Mr. Lacaillade: Approve

Mr. D'Onofrio: Approve

Ms. DeGraide: Approve

Mr. Lacaillade: Madam Chairman, I make a motion that we accept the minutes as presented.

Ms. Soucy: So moved.

Ms. DeGraide: Motion made and seconded all those in favor say aye?

Board: Aye.

Ms. DeGraide: Nays? Ayes have it.

**NEW BUSINESS**

**Applicant: Michael Saccoccia**  
**Owner: Dante Real Estate, LLC**  
**Location of Property: AP 65 Lot 15.002; 2289 Flat River Road**  
**Zone: VRC**  
**Existing Use: Commercial Building**  
**Proposed Use: Same with addition**

**Applicant is seeking to construct an addition that will be 10 feet from the rear property line where 25 feet is required.**

Mr. Campanella: David Campanella representing the applicant, Dante Real Estate. Office is located 272 West Exchange Street, Providence. The owner of Dante Real Estate, Mike Saccoccia is present.

**SWORN IN DAVID CAMPANELLA**  
**272 WEST EXCHANGE STREET**  
**PROVIDENCE, RI**

**SWORN IN MIKE SACCOCCIA**  
**405 TIOGUE AVENUE**  
**COVENTRY, RI**

Mr. Saccoccia: I would like to add an addition to the back of the building 60x40 addition. On the left hand side of the building if you add 40 feet onto the building we would meet the required setback of 25 feet. On the right side of the building we wouldn't meet the required setback.

Ms. DeGraide: Do you specifically need 40 feet?

Mr. Saccoccia: The way the buildings are constructed, we do. If we were to build it differently the configuration of the building wouldn't work.

Ms. DeGraide: Chief, is there room behind there if we do that for fire equipment?

Mr. Lacaillade: Ten feet is doable, it's tight but doable.

Mr. Saccoccia: Just to let you know the building right now is accessible on both the left front and right front corner to get down the sides of the building. You are able to get around the building now and with the addition from both sides.

Mr. Peabody: Would you object to keeping it clear in the back to allow for traffic to go around the building?

Mr. Saccoccia: Sure.

Ms. Soucy: How wide are the trucks?

Mr. Lacaillade: Between 96 & 104 inches.

Ms. DeGraide: Is that turning radius on that corner too tight?

Mr. Lacaillade: No, the footprint of the lot is big enough that we can approach from either side and the fact that its only 60 feet wide doesn't hamper and chances are we wouldn't put a truck that close to the fire anyway.

Mr. D'Onofrio: Should we put a sign that directs emergency vehicles on the left hand side.

Mr. Lacaillade: There is nothing in the code book to call for that. The incident would dictate what side of the building we would go on. I don't think it's necessary.

Ms. DeGraide: Are there fences down either side of that lot?

Mr. Saccoccia: No, there are not. The only fence that is there is actually along the front of the building that we have a gate installed on the left and the right so when people are not there after hours, traffic can't go in and out without proper access. There is a fence on the left hand side between us and the adjacent property.

Ms. DeGraide: What do you need the extra space for?

Mr. Saccoccia: So we could take the stuff outside and put it inside and make the property more presentable.

Ms. Soucy: So it's a continuation of what's in the building, nothing new?

Mr. Saccoccia: Correct.

Mr. Lacaillade: The stockpile that you have on the left hand side from 117 could you make that cleaner so we could access the back of the building?

Mr. Saccoccia: Yes.

Mr. Peabody: I like the stipulation of keeping it clear in the back and also a stipulation of keeping the big trees in the back. They create a nice buffer, I don't want them disturbed.

Mr. Lacaillade: Are they on your property?

Mr. Saccoccia: No.

Ms. DeGraide: Is there anyone here that has any questions, comments or concerns about this application?

**SWORN IN**

**DAVE BENNETT  
74 POOR FARM ROAD  
COVENTRY, RI**

Mr. Bennett: I don't have a problem with the addition just historically the previous owner has been dumping those piles, tires and other things onto our property about 10 feet and I talked to him a couple of times. He put large rocks on the property line, the trucker just dumped on top of that. You will see three feet pipes and other things back there and I would like some kind of assurance that the actual property line would be observed and marked out in some way because it encroaches. We were trying to grow more trees in that space and its getting dumped on and crushed. You will see eight large rocks and that is where the property line is. The trucks come in from tenants and other people and back up as far as they can and dump it on our property.

Ms. DeGraide: Are there other tenants in this property?

Mr. Saccoccia: Yes. The previous owner is still a tenant at the property; they occupy that side of the property you see. The dirt that is there is not anywhere near the building addition is going to be. I did speak to Mr. Bennett, if you see the concrete blocks, those are on my tenant's side, so in order to put the addition in, we will have to move those blocks. The intention is to that those blocks will get moved back to the property line and follow the property line so that should prevent the overspill of any of the dirt that is stockpiled there.

Ms. DeGraide: Is that his company that is dumping in that area?

Mr. Saccoccia: Yes.

Ms. DeGraide: He rents from you?

Mr. Saccoccia: Yes.

Ms. DeGraide: Would you be versed to telling him to stop dumping in that area of that property, observing that property line?

Mr. Saccoccia: Not a problem. I guess it was a problem in the past and I was only made aware within the last 8-10 days.

Ms. DeGraide: Thank you.

Mr. Lacaillade: We can incorporate that into the stipulations.

Mr. Peabody: That area be cleaned up and the blocks put to designate the property line.

Mr. D'Onofrio: Madam Chairman, I would like to make a motion that seeing that the applicant meets the requirements of the Zoning Ordinance Section 454, I would like to make a motion that we approve this application with the noted stipulations.

Mr. Peabody: Stipulations~keep area clear for trucks to go into the back, clean up property line of Bennett's, put blocks there to designate property line so future encroachments will be prevented & make sure none of the buffer is disturbed.

Mr. Lacaillade: Second the motion.

Ms. DeGraide: All those in favor of voting on this this evening?

Board: Aye.

Ms. DeGraide: Nays? Ayes have it.

<b>Applicant:</b>	<b>Michael Saccoccia</b>
<b>Owner:</b>	<b>Dante Real Estate, LLC</b>
<b>Location of Property:</b>	<b>AP 65 Lot 15.002; 2289 Flat River Road</b>
<b>Zone:</b>	<b>VRC</b>
<b>Existing Use:</b>	<b>Commercial Building</b>
<b>Proposed Use:</b>	<b>Same with addition</b>

**Applicant is seeking to construct an addition that will be 10 feet from the rear property line where 25 feet is required.**

Mr. Lacaillade: Approve\*

Ms. Kostyla: Approve\*

Ms. Soucy: Approve\*

Mr. D'Onofrio: Approve\*

Ms. DeGraide: Approve\*

**\*Stipulations**~keep area clear for trucks to go into the back, clean up property line of Bennett's, put blocks there to designate property line so future encroachments will be prevented & make sure none of the buffer is disturbed

Mr. Lacaillade: Motion to adjourn.

Mr. D'Onofrio: Second.

Ms. DeGraide: Motion made and seconded all those in favor say aye?

Board: Aye.

Ms. DeGraide: Nays? Ayes have it.

Meeting adjourned at 7:30 p.m.