

**ZONING BOARD OF REVIEW**  
**Minutes**  
**June 3, 2015**  
Coventry Town Hall  
1670 Flat River Road  
Work Session & Regular Meeting  
**7:00 p.m.**

Meeting started at 7:10 p.m.

**Members in Attendance:** Bob Crowe, Denise DeGraide, Jeanne Kostyla, Russell Lacaillade and John Studley.

Mr. Crowe: Fire exits are to your rear, the exits behind us take you into the building.

Mr. Crowe: I have been advised that due to a lack of quorum the following will not be heard tonight:

Applicant:	Mike's Professional Tree Service, Inc.
Owner:	Same
Location of Property:	AP 44 Lot 1; 75 Airport Road, Unit 3
Zone:	Industrial I-1
Proposed Use:	Operate a commercial wood lot with firewood sales and storage

**Applicant's Special Use Permit application, on appeal in the Superior Court, is remanded to the Zoning Board of Review so that the January 2, 2014 and the December 17, 2013 correspondence of David A. Godin, Fire Marshall, may be reviewed and considered as evidence by the Board.**

***Please refer to Stenographer transcript for minutes of this matter.***

**OLD BUSINESS**

Applicant:	Robert and Lynne Pollicelli
Owner:	Same
Location of Property:	AP 57 Lot 4; 13 Raymond's Point Road
Zone:	RR-2
Existing Use:	Single Family Residence
Proposed Use:	Same

**Applicants are seeking a Special Use Permit to construct a three bedroom single family dwelling 38'x22' approximately 27' tall and demolish the existing dwelling upon issuance of Certificate of Occupancy**

***Adoption of Decision***

Applicant: Joseph Yammine  
Owner: Same  
Location of Property: AP 310 Lot 33; 182 Log Bridge Road  
Zone: RR-5  
Existing Use: Two Single Family Residences  
Proposed Use: Same

**Applicant is seeking a Dimensional Variance to conduct minor lot subdivision so each house has its own lot. To complete this subdivision it will require variances for side setbacks and frontage**

***Adoption of Decision***

Applicant: Jody Barna  
Owner: Jody Barna & Christopher Shaw  
Location of Property: AP 40 Lot 36; 4 Sooner Lane  
Zone: R-20  
Existing Use: Single Family Residence  
Proposed Use: Same

**Applicant is seeking a Special Use Permit to utilize existing 12x18 spare room as art studio/classroom for up to 6 students.**

***Adoption of Decision***

Applicant: John & Jennifer Preiss  
Owner: Same  
Location of Property: AP 27 Lot 41; 1 Red Maple Road  
Zone: R-20  
Existing Use: Single Family Residence  
Proposed Use: Same

**Applicant is seeking a Special Use Permit to construct an in-law apartment.**

***Adoption of Decision***

Applicant: Jamie MacMillan  
Owner: Same  
Location of Property: AP 311 Lot 79; 1472 Harkney Hill Road  
Zone: RR-3  
Existing Use: Single Family Residence  
Proposed Use: Same

**Applicant is seeking a Special Use Permit for a kennel to keep eight (8) personal dogs.**

***Adoption of Decision***



Mr. Crowe: Lighting, you are going to maintain the existing lighting or require more?

Mr. Bauer: All lighting that is there will stay and that is what we will use.

Mr. Crowe: Signage? Jake, it will be able to be fitted?

Mr. Peabody: Correct, they have a pylon sign they can utilize.

Mr. Bauer: Whatever the dimension we will fit it in there.

Mr. Crowe: You have parking, which 11-12 spaces is required, that is all you are required for Sunday Mass?

Mr. Bauer: Yes.

Ms. Ferrara: I believe there are over 80 spaces there and the other occupants shouldn't be present or open on a Sunday, so I think it will be more than ample.

Mr. Crowe: Parking is no issue at all. Trash, you will take care of yourself?

Mr. Bauer: Yes.

Mr. Peabody: There is a dumpster on premises.

Mr. Crowe: Utilities are existing, it will be compatible to the area, it will fit within the Comprehensive Plan, I don't see where this will result in inimical hazard, safety and welfare.

Mr. Lacaillade: Jake, the floor plan, nothing has basically changed?

Ms. Ferrara: I believe they are changing one wall.

Mr. Bauer: The walls that have the hash mark on it, those are proposed new walls.

Mr. Lacaillade: And the Fire Marshall has approved the plans for this?

Mr. Peabody: Yes, we have a letter from the Fire Marshall.

Mr. Crowe: Your worship group is a dozen people?

Mr. Bauer: We are about 40-45 on a Sunday which includes the children.

Mr. Crowe: Anybody here that wants to speak in favor of this application, has questions?

**SWORN IN**

**DEBRA BACON  
16 CATALPA WAY  
COVENTRY, RI**

Ms. Bacon: Where are they currently located?

Ms. Ferrara: They have two congregations one in Providence and one in Norwich Connecticut. The most of the people that congregate in Norwich actually live closer to us than Norwich, so they will be closing those two locations and congregating in Coventry.

Ms. Bacon: Do you use Cannabis at Sunday service or Wednesday night service?

Mr. Bauer: No, we do not.

Mr. Crowe: I would like the Board to vote on if we wish to render a Decision tonight or hold this application over to next month?

Mr. Lacaillade: I move that we vote on this tonight.

Ms. Soucy: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye.

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

Applicant:	New Apostolic Church USA
Owner:	Tiogue Ave Realty, LLC
Location of Property:	AP 27 Lot 119.002; 1193 Tiogue Avenue
Zone:	General Business
Existing Use:	Business offices
Proposed Use:	Same with place of worship

**Applicant is seeking a Special Use Permit which is required for place of worship in a General Business Zone.**

<b>Ms. DeGraide:</b>	<b>Approve</b>
<b>Mr. Crowe:</b>	<b>Approve</b>
<b>Ms. Soucy:</b>	<b>Approve</b>
<b>Ms. Kostyla:</b>	<b>Approve</b>
<b>Mr. Lacaillade:</b>	<b>Approve</b>

Applicant:	Keith Moulton
Owner:	Same
Location of Property:	AP 17 Lot 22; 195 Lakehurst Drive
Zone:	RR-2
Existing Use:	Single Family Home
Proposed Use:	Same

**Applicant is seeking a Dimensional Variance to construct a 24x26 attached single story two car garage 11 feet from the street where 35 feet is required.**

**SWORN IN**

**KEITH MOULTON  
195 LAKEHURST DRIVE  
COVENTRY, RI**

Mr. Moulton: Currently I have a one car garage, my intent is to construct a two car garage because I purchased a vehicle that I want to restore and in my one car garage I do not have the room.

Mr. Crowe: Your existing garage is how big?

Mr. Moulton: It is 12x26.

Mr. Crowe: So by the time you put a car in there...

Mr. Moulton: With the vehicle in there I have 18 inches or 24 inches on either side to work on there. The new garage is 24 x26 to go with the existing garage.

Mr. Crowe: When you construct this you will have to put this higher?

Mr. Moulton: No, same roof line.

Mr. Crowe: Will the floor have to be raised to fit in that elevation?

Mr. Moulton: We are coming up 9 inches off the top of the existing foundation to make it street level. With the garage that's there now, if I was to put a one car garage near it I wouldn't be able to get in and I would still be limited to the space because of the wall that's there and I would still have a 12x26 garage which is not suitable at this time.

Mr. Crowe: I remember this house came before us before and you did a nice job. Looking at it I see you will still have room for parking?

Mr. Moulton: Yes and my driveway is 28' wide and 85' long and I can fit 10 cars in it.

Mr. Crowe: My concern was if we let you come out 11 feet to the road you will lose the parking but that won't hurt it.

Mr. Moulton: That won't hurt and I can give you 11 feet on the driveway side and because of the curvature of the road I can you 15 feet on the far side.

Ms. Kostyla: Are you going to be doing repairs there or is this just your own personal....

Mr. Moulton: This is for my own personal, I don't do repairs. It's just a hobby.

Mr. Crowe: On paper it looks difficult but I went there today and it looks doable.

Mr. Moulton: I won't be in the street at all, there is plenty of parking.

Mr. Lacaillade: If you took a ride down the street, there similar situations.

Mr. Crowe: Is there anybody here that wants to speak on this application or have any questions? Hearing none, I would like a vote on whether we vote on this tonight or next month?

Ms. Soucy: So moved that we vote on this tonight.

Mr. Studley: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye?

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

Applicant:	Keith Moulton
Owner:	Same
Location of Property:	AP 17 Lot 22; 195 Lakehurst Drive
Zone:	RR-2
Existing Use:	Single Family Home
Proposed Use:	Same

**Applicant is seeking a Dimensional Variance to construct a 24x26 attached single story two car garage 11 feet from the street where 35 feet is required.**

<b>Mr. Studley:</b>	<b>Approve</b>
<b>Ms. DeGraide:</b>	<b>Approve</b>
<b>Mr. Crowe:</b>	<b>Approve</b>
<b>Ms. Soucy:</b>	<b>Approve</b>
<b>Ms. Kostyla:</b>	<b>Approve</b>

Ms. DeGraide: Motion to adjourn.

Mr. Lacaillade: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye.

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

Meeting adjourned at 9:12 p.m.