

ZONING BOARD OF REVIEW
Minutes
July 1, 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, John Studley and Irene Drew.

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

Mr. Crowe: Let the record reflect we have 6 members present so we will be able to conduct business. I will be doing two role calls tonight.

NEW BUSINESS

Applicant:	Liberalis, LLC
Owner:	Same
Location of Property:	AP 310 Lot 22; 160 Perry Hill Road
Zone:	RR-5
Existing Use:	Single Family Residence
Proposed Use:	Two lot subdivision

Applicant is seeking a Dimensional Variance to subdivide lot with less than the required area.

Mr. Cronin: Thomas Cronin, attorney for applicant, 1070 Main Street, Coventry, RI. The matter before the Board is a request for Dimensional Variance. The matter has been before Planning and has approval for Preliminary Planning and Planning has made a recommendation for a Dimensional Variance for the Zoning Board of Review. It's located on Perry Hill Road. The Zoning is 5 acres. All factors are suitable, the parcel itself is described as 10 acres but after a survey came in just under 10 acres, 9.96. The applicant intends to subdivide the land into two lots. Before the Planning Board a couple of plans have been presented.

SWORN IN

THOMAS CRONIN
1070 MAIN STREET
COVENTRY, RI

Mr. Cronin: The plan approved by the Planning Board requires a Dimensional Variance of Lot A for an area of 4.49 acres and Lot B will have 5. The subdivision itself creates two buildable lots suitable for residential development. Wetlands run through the middle of the property in the North South direction which separates the two lots naturally. There is an existing home on the southwest corner which will be razed and

be replaced should the Board approve the variance. In terms of the land itself, the engineer is here if you have any questions for Mr. Blanchard.

Mr. D'Onofrio: I am having a hard time understanding these division lines.

**SWORN IN RON BLANCHARD, PRESIDENT OF SITE ENGINEERING
75 WOOD STREET
BRISTOL, RI**

Mr. Blanchard: C1 is a plan done by the surveyor originally that came up with the 9.96 acres. It basically is a simple plan showing the boundary of the land. The green line with the diamonds and numbering is the wetlands line, the other is the 50 foot off set for jurisdictional wetlands, the blue line is for a stream. The actual plan the Planning Board has recommended approval for is C3-A. The division line is kind of in the center of the property. It does go out and around the wetlands because Wetlands wanted us to bring the drive-way in for the new lot outside of the wetlands area. Lot A is the one we are proposing the Variance is.

Mr. D'Onofrio: What is the frontage for Lot A?

Mr. Blanchard: 300.

Mr. Crowe: Is this the least relief necessary?

Mr. Cronin: Yes, the two factors being preferences of the Planning Board and the wetlands factors.

Mr. Crowe: You used the direction of the Planning Board to make the two lots?

Mr. Cronin: Correct.

Mr. D'Onofrio: So their input cost you about .25 acre?

Mr. Cronin: Correct.

**SWORN IN BRUCE MONFILS
2 AUTUMN AVE
SMITHFIELD, RI**

Mr. Crowe: Are you doing this to sell?

Mr. Monfils: We bought this with the intention of building new homes and reselling them both. We have wetland approvals and ISDS approval in hand.

Mr. D'Onofrio: Construction on Lot B has not started?

Mr. Monfils: Correct.

Ms. Drew: No impact on wetlands from the ISDS?

Mr. Blanchard: No. As part of the wetlands approval process we had to show where the house and septic were going.

Mr. Crowe: It's all done before they even get here. Any other questions from the Board?

Mr. Crowe: This seems to be the least relief necessary and I don't see where this would make an impact to the area that would be harmful. Would anybody like to speak on this application for or against? Seeing none I ask that I have a motion that we vote on this application tonight?

Mr. D'Onofrio: I make that motion.

Ms. DeGraide: Second.

Mr. Crowe: Given the testimony tonight I believe this is the least relief necessary for this variance.

Mr. Crowe	Approve
Ms. DeGraide	Approve
Mr. D'Onofrio	Approve
Ms. Soucy	Approve
Ms. Kostyla	Approve

Mr. Crowe: Application is approved as presented.

Members in Attendance: Bob Crowe, Denise DeGraide, Jeanne Kostyla, John Studley, Russel Lacaillade and Irene Drew.

OLD BUSINESS

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.

See Stenographer Transcript for Minutes-Upon Request

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.

Adoption of Decision

Mr. Crowe: Application was approved as presented

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.

Mr. Crowe: Application was approved as presented

NEW BUSINESS

Election of Officers

Robert Crowe	Chairman
Denise DeGraide	Vice-Chair
John D’Onofrio	Secretary

Ms. Soucy: I would like to nominate Mr. Crowe as Chair, Ms. DeGraide as Vice-Chair and Mr. D’Onofrio as Secretary.

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

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

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 9:15

Meeting re-opened at 9:22 to ratify Pollicelli

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

Mr. Crowe: Decision was made on May 6, 2015. The applicant was approved for a Special Use Permit with stipulations.

The stipulations are: The applicant shall receive only conditional Certificate of Occupancy from the Building Inspector until existing home is demolished. The existing home shall be demolished 30 days after completion of pre-fab home is completed. Dumpster shall be located on the property during all phases of construction and demolition. The land shall be graded in such a way by use of swales so that the water shall be directed away from the abutter's property leading to the water.

Mr. D'Onofrio: Motion to adjourn.

Ms. DeGraide: Second.

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

Board: Aye.

Mr. Crowe: Nays? Ayes have it

Meeting adjourned at 9:24 p.m.