



East Greenwich Zoning Board of Review

TUESDAY, OCTOBER 26, 2021

7:00 PM

TOWN HALL, TOWN COUNCIL CHAMBERS

125 MAIN STREET

EAST GREENWICH, RI 02818

DATE OF POSTING: October 20, 2021

EAST GREENWICH ZONING BOARD OF REVIEW AGENDA

When: **October 26, 2021- 7:00 PM IN PERSON MEETING**

Please be advised that due to recent changes in the law by the General Assembly and the expiration of the Governor's Executive Order on open meetings, there will be no remote/Zoom participation for this meeting. Members of the public may attend and participate in-person and/or may submit correspondence in advance of the meeting by emailing it to lhitchen@eastgreenwichri.com or mailing or hand delivering it to the Planning Department Office located at 111 Peirce Street, East Greenwich, RI 02818. All such correspondence must be received by 3:00 PM EDT on October 26, 2021 in order to be included in the record.

Mask wearing will be required of all parties (both vaccinated and non-vaccinated) at all indoor public meetings. The Town will make a concerted effort to have masks available at all such meetings to support those members of the public body, staff, or public at-large with a mask should they not have one available.

The Docketed Applications & Relevant Materials for each hearing are available for review at:

<http://www.eastgreenwichri.com/648/Current-Projects>

Zoning Board of Review Hearings – 7:00 PM

1. **MMISAJK, Inc.** for property owned by **Kevin Pezzuco** and located at 431 Main Street; Map 075 A.P. 003 Lot 097 (Zoned Commercial Downtown – CD-1). The Applicant is seeking a Dimensional Variance under Chapter 260 of the

Town Code, Zoning Ordinance; Article VI, Off-Street Parking Regulations, Section 260-20, Required Off-Street Parking Spaces. The Dimensional Variance is required because the Applicant seeks to convert and expand the existing 21 interior only seating capacity to a total of 42 seats exclusively for outdoor dining. There is insufficient on-site parking to accommodate the increased capacity and the Applicant is requesting 100 percent parking relief. **(Continued from the June 22, 2021, July 27, 2021, August 24, 2021 and September 28, 2021 ZBR meetings.)**

Attorney Sean T. O’Leary, representing the Applicant, submitting a letter dated August 31, 2021, requesting to withdraw the subject application without prejudice.

2. **Pamela Unwin-Barkley** for property owned by **Patricia Cardi** and located at 30 Rector Street; Map 85 A.P. 1 Lot 414 (Zoned Residential, R-10). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone which sets forth the side yard setbacks. Additionally, the Applicant seeks relief from Article V, Section 260-14(B) Nonconforming by Dimension. The Applicant requests to construct a 24’ x 26.6’ one-story addition to the west side of the existing house in the north side setback which constitutes as an intensification to the legal nonconforming property. **(Continued from the August 24, 2021 and September 28, 2021 meetings.)**
3. **James Calbi** for property located at 21 Moosehorn Road; Map 57 A.P. 14 Lot 1 (Zoned Farming, F-2). The Applicant seeks a Special Use Permit from Chapter 260 of the Town Code; Zoning Ordinance, Table 1 – Permitted Uses by Zone which establishes the provision for an Accessory Family Dwelling Unit to be permitted by special use permit. **(Continued from the August 24, 2021 and September 28, 2021 meetings.)**
4. **Sandra Lake of Robert W. Hall Consulting Engineers** for property owned by **Verizon** and located at 57 Church Street; Map 85 A.P. 1 Lot 375 (Zoned Residential, R-10). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Section 260-8(M) which allows fences to have a maximum height of seven (7) feet in a residential zone. The Petitioner seeks to erect an eight (8) foot cedar board fence along the (Revolution Street) north side and partial side perimeters of the parcel along with requesting to maintain the already installed eight (8) foot fence/enclosure around the new exterior air conditioning unit (ACU). Additionally, in order to improve sound attenuation, the Applicant has requested to increase the fence

height on the north side of the ACU to ten (10) feet. **(Continued from the August 24, 2021 and September 28, 2021 meetings.)**

The Applicant, emailed Staff on Monday, September 20, 2021 requesting to withdraw the subject application.

5. **Ocean State Veterinary Specialists, Ltd.** for property owned by **Sunny Holme Acres, LLC** and located at 1480 South County Trail; Map 71 A.P. 10 Lot 377 (Zoned Manufacturing/Light Industry Office, M/LIO). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the Western Front Yard Setback, Southern Side Yard Setback, and Maximum Lot Coverage (Total Impervious). The Applicant seeks to construct a 4,480 s.f. addition within the front and side yard setback and a utility structure within the south yard setback which will exceed the maximum lot coverage requirement. Additionally, the project includes the expansion of onsite parking through the implementation of a parking deck, which will add 44 parking spaces for a total parking count of 207 spaces. **(Continued from the September 28, 2021 meeting.)**
6. **Pascack Builders Inc.** for property owned by **Pine Glen Condominium Association** and located at the corner of Middle Road and South County Trail; being Map 061 AP 010 Lot 099 (Zoned Residential, R-30). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the Middle Road Front Yard Setback. Additional relief is needed from Article III, Zoning Districts, Section 260-8(F) which require accessory structures to only be permitted in rear yards in the building envelope and not fall within any required side or front setbacks. The Applicant seeks to construct a 29’x14’ “Hot Box” which will enclose the water meter and backflow mechanics serving the entire Pine Glen Condominium complex; the proposed structure will be ten feet from the front property line, therefore requiring 30 feet of relief. **(Continued from the September 28, 2021 meeting.)**
7. **South Road Solar, LLC** for property owned by **Edward R. Lawson, Joan G. Lawson, Edward R. Lawson, Jr., Erica L. Ellison, Rebecca A. Carosella, James M. Lawson, and Susan E. Lawson.** The parcel is located west of the Route 4 Right of Way, Accessed Via South Road, being Map 004 AP 018 Lot 020 (Zoned Farming, F-1), a nearly 33-acre vacant site. The Applicant seeks a Special Use Permit under Article XX of Chapter 260 of the Town Code; Zoning Ordinance, Solar Energy Systems and Facilities, Section 123(B)(2)

Development Standards for a Major Solar Energy System. Additionally, the petition requires dimensional variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the Minimum Frontage and from Section 260-123(B)(2)(e), relief from underground electrical connection and distribution lines if required by wetlands permit. The Applicant proposes a 5.44-Megawatt DC ground-mounted solar installation and amenities with a permanent access easement through the abutting land owned by RIDOT to the northeast of the subject parcel.
(Continued from the September 28, 2021 meeting.)

8. **Jeremy & Shannon Ruff d.b.a. Greenwich Bay Distributors** for property owned by **1485 Holdings, LLC** and located at 1485 South County Trail, Suite 201; Map 071 AP 012 Lot 018 (Zoned Manufacturing/Light Industry Office, M/LIO). The Applicant is requesting a Special Use Permit from Chapter 260 of the Town Code; Zoning Ordinance, Table 1 – Permitted Uses By Zone, which allows “Wholesale” uses in an M/LIO zoning district by Special Use Permit. The Applicant currently operates a Microbrewery at the subject location and is petitioning to obtain a Special Use Permit to also operate as a Wholesaler of beer, cases of beer cans and kegs.
9. **850 Main Street Partners, LLC** for property located at 850 Main Street; being Map 065 AP 005 Lot 125 (Zoned Commercial Downtown, CD-1). The Applicant requires Dimensional relief under Chapter 260 of the Town Code, Zoning Ordinance, Article VII Signs, Section 27(A) Definition of a “Monument” Sign. The Applicant seeks to construct two monument signs on the parcel, where only one monument sign shall be allowed per lot. Additionally, neither sign will conform to the minimum of a ten-foot setback from the front property line.

Zoning Board of Review Business

1. Minutes: Review/action on the following sets of minutes:
 - March 23, 2021 meeting
 - May 25, 2021 meeting
 - June 22, 2021 meeting
 - July 27, 2021 meeting
 - August 24, 2021 meeting

Adjourn.