



East Greenwich Zoning Board of Review

Tuesday, February 23, 2021

7:00 PM

Virtual Meeting Via Video- and Tele- Conferencing

DATE OF POSTING: January 28, 2021

EAST GREENWICH ZONING BOARD OF REVIEW AGENDA

When: February 23, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Zoning Board of Review Remote Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81139101288>

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 (312) 626-6799 (Chicago area) or +1 (929) 205 6099 (New York area) or
+1 (877) 853-5257 (Toll Free) or +1 (888) 475-4499 (Toll Free)

Webinar ID: **811 3910 1288**

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. **JEFFREY LYNCH** for property located at 68 Friendship Street; Map 75 A.P. 2 Lot 214 (Zoned Residential, R-10). The Applicant seeks front setback relief for the construction of a detached garage. Chapter 260 of the Town Code, Zoning Ordinance, Table 2 – Table of Dimensional Regulations by Zone sets forth a 30' front setback for new structures. The Applicant intends to construct a 24'x16' one-vehicle detached garage which will require 10' of relief

off of Prospect Street. **(The Applicant WITHDREW the subject application on January 26, 2021.)**

2. **MONAGHAN FAMILY REVOCABLE TRUST 2009 – Pamela S. and Michael J. Monaghan Trustees** for property located at 465 Shippeetown Road; Map 58 A.P. 14 Lot 19 (Zoned Farming, F-2). The Applicant requires Dimensional Variances under Chapter 260 of the Town Code; Zoning Ordinance, Article III Zoning Districts, Section 8(F) and Table 2 – Table of Dimensional Regulations by Zone which sets forth a maximum height of 15 feet for accessory structures. The Applicants intend to construct a new 2-bedroom residential structure to the rear of the parcel while reverting the existing residence back to its former use, being an accessory structure. **(The Application was continued from the January 26, 2021 meeting.)**
3. **JENNIFER and DAVID PARISI** for property located at 13 Eldredge Avenue; Map 84 A.P. 2 Lot 75 (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 10'x19' addition which will fall within the north side setback and constitutes as intensification to the legal nonconforming property. **(The Application was continued from the January 26, 2021 meeting.)**
4. **JAMES & EDITH McGUIRE** for property located at 21 Overbrook Lane; Map 84 A.P. 9 Lot 28 (Zoned Residential, R-30). The Applicant requires Dimensional Variances from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone which sets forth front and side yard setbacks. Additionally, the Applicant seeks relief from Article V, Section 260-14 (B) Nonconforming by Dimension. The Applicant seeks to increase the existing attached garage from 16'x20' to 24'x20' in size in order to adequately accommodate two vehicles. The garage enlargement is an expansion to an existing legal nonconforming structure which will not comply with the front (east) and side (south) setback requirements. **(The Application was continued from the January 26, 2021 meeting.)**
5. **NuGen Capital Management, LLC** for property owned by **Briggs Drive Associates** and located at 10 Briggs Drive; Map 36 A.P. 16 Lot 36 (Zoned M/LIO, Manufacturing/Light Industrial Office). The Applicant seeks a Special Use Permit under Article XX of Chapter 260 of the Town Code; Zoning Ordinance, Solar Energy Systems and Facilities. This article provides

protocols for the construction and operation of Solar Energy Systems. The Applicant is requesting to install a major 250 KW DC solar ground-mount system. The proposed ground-mount solar panels will be located in between South County Trail and the primary building. The project will also require a revision to the Combined Preliminary and Final Planning Board Decision, dated June 28, 2019. **(The Application was continued from the January 26, 2021 meeting.)**

6. **COMMUNITY LIVING of RI** for property owned by **LTE HOLDINGS, LLC** and located at 1575 South County Trail; Map 61 A.P. 12 Lot 70 (Zoned Manufacturing/Light Industry Office, M/LIO). The Applicant seeks Dimensional Variances under Table 2 of Chapter 260 of the Town Code, Zoning Ordinance, Dimensional Regulations by Zone; and Article VI Off-Street Parking Regulations, Section 25 Parking Lot Landscaping, Subsection D(2), Parking lot side setbacks shall meet the minimum setback requirements of Table 2. The Applicant requests to enlarge the existing parking area, by adding an additional eight (8) parking spaces in the south side setback. **(The Application was continued from the January 26, 2021 meeting.)**

7. **William J. Speranza, Jr.** for property located at 19 Jodie Beth Drive; Map 28 A.P. 18 Lot 123 (Zoned Farming, F-1). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the South Side Yard Setback. The petition requests to add a 26'x8' addition to provide more garage and living space; the Applicant is requesting a south side setback of 24.8' where 30' is required.

8. **Robert and Amy Coates** for property located at 30 West Street; Map 85 A.P. 2 Lot 110 (Zoned Residential, R-10). The Applicant seeks a reconsideration of an original October 27, 2020 decision of the Zoning Board of Review wherein variances were granted to increase the size of the existing 16'x33' detached garage which constituted as an intensification to the legally nonconforming structure. The Applicant now requires a Dimensional Variance from the allowable maximum height for the reconstruction/rehabilitation of the subject detached garage. Chapter 260 of the Town Code, Zoning Ordinance, Table 2 – Table of Dimensional Regulations by Zone sets forth a maximum height of 15 feet for accessory structures. The previously approved height was 14'-10 1/2"; due to a roof pitch increase the proposed height is now 17'-11 3/4" in height, requiring 2'-11 3/4" of relief.

9. **Pamela Unwin-Barkley** for property owned by **John and Andrea O'Connor** and located at 93 Prospect Street; Map 74 A.P. 2 Lot 191 (Zoned Residential, R-10). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the North Side Yard Setback. The petition requests to replace the existing detached garage and construct a new 1,432 s.f. foot print on the first floor consisting of an attached two bay garage, guest room and workshop on the first floor with additional living space on the second floor. The Applicant is requesting between 8.1'-10' of relief where a 15' side yard setback is required.

Zoning Board of Review Business

1. Minutes: Review/action on the following sets of minutes:
 - October 27, 2020 meeting
 - November 24, 2020 meeting
 - January 26, 2021 meeting

Adjourn

INSTRUCTIONS TO ACCESS THE MEETING

The information provided is to assist board members, applicants and their representatives, residents and other interested parties with the technical information necessary to participate.

The Town has chosen to use a video conferencing product called ZOOM for hosting local public meetings during the current health emergency. Zoom is available as an app – you can download it your smart phone or personal computer for free. (Deluxe “for-a-fee” versions also exist and many of you may already be using those in your own personal or business dealings.) You will also have the low-tech option of simply phone dialing-in for audio-only.

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment:

<https://support.zoom.us/hc/en/-us/articles/115002262083>

We strongly encourage you to access the meeting visually – for obvious transparency reasons, so you can see Board members and applicants – but also because the presentations will be on-screen (plan sets and related reports) to round out your understanding of what is being considered.

To be clear, you do not have to have a Zoom account to attend a Zoom meeting. You may wish to create an account, but that is not required to participate in the Town’s “virtual” public meetings. We hope you will join us via Smartphone, tablet, laptop, or computer as this option enables you to view the Board and presenters in a gallery view and to see all application materials presented on your screen. If accessing the meeting this way, you will be prompted to download the software. You can get to the meeting by either clicking the hyperlink in the posted agenda (available via the Town’s or Secretary of State’s Website) OR -

Go to Zoom.us and Simply Click on “Join a Meeting”.

When you go to the Zoom website, you will be prompted to either JOIN or DOWNLOAD the Zoom tool. Note the download will require a second step to install the application. This is a personal choice.

Enter this Webinar/Meeting ID: 811 3910 1288

(The meeting ID will be different for every zoom meeting/webinar you join. The meeting ID above is specific to the **February 23, 2021 ZBR** meeting.)

To join you will be asked for your name and email. Your name is all that is required.

You will be asked if you want to join the meeting audio via computer audio, or via telephone. Use of computer audio is recommended, if enabled on your device, however you can also use your telephone for audio. When you enter the meeting room, your phone will be muted. You will be able to see members and participate when called on for public comment. If you would like to speak when the Chair opens the floor for public comment, use the ‘raise your hand’ icon in the Zoom platform, located toward the bottom of the screen. You will be recognized to speak and can share your comments via audio when recognized. You will be prompted on your screen to unmute yourself and you will be required to state your name for the record.

If Accessing the Meeting By Telephone:

If you do not wish to or if you do not have a device capable of accessing the internet-based Zoom meeting, you may use your telephone – land line or cellular - for audio-only access to the proceedings.

Dial this number to join: +1 (877) 853-5257 (Toll Free)

Alternative phone numbers can be used if necessary (if the line rings busy, for example):

+1 312 626 6799 (Chicago); or +1 346 248 7799 (Houston);
or +1 669 900 6833 (CA); or +1 301 715 8592 (Maryland).
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Then press # and then # again (there are no “Participant ID’s”).

When you join the meeting, your phone will be muted.

At the appropriate time, the meeting will be open for questions and comments. During the public comment portion of the meeting, anyone who wishes to be heard will be allowed to speak. Only one commenter at a time will be allowed to speak to ensure the comment is clearly heard and recorded. To be recognized, you will need to “raise your hand”. Dial ***9** to ‘raise your hand’ and be recognized to speak. Dial ***6** to unmute your telephone; and when done speaking, dial ***6** again to mute yourself. All speakers will be required to state their name for the record.

For Scheduled Zoning Board of Review Hearings
Accessing applications, site plans and other documents:

All materials submitted for consideration will be made available on the Town’s website well in advance of the scheduled meeting. You will want to visit the Planning Department’s page via the ‘eastgreenwichri.com’ site. There you will see a sidebar heading called “Current Projects” where all relevant materials are placed and labeled.

{To get to this location directly, please go to:

<http://www.eastgreenwichri.com/648/Current-Projects> } Alternatively, once the agenda for the meeting is posted online, hyperlinks to the relevant application materials will be inserted for ease of access.

Please do not hesitate to call the Planning Department at 401-886-8645 or 401-886-886-8643 or contact Lea Anthony Hitchen at lanthony@eastgreenwichri.com if you need help viewing any information.

All interested parties who anticipate participating in this meeting are strongly encouraged to contact the Planning Department at 401-886-8645 or 401-886-8643 in

advance. This is especially true if you expect to present evidence during the meeting (photographs, petitions, or other documents) as these will need to be officially entered into the record and marked appropriately as exhibits. Your cooperation is greatly appreciated.

Remember, you do not have to have a webcam to join a Zoom video conference or meeting. You will still be able to use your computer, laptop, etc. for access but will not be able to transmit your video. However, you **will** be able to listen to the proceedings and view any screen sharing.

Basic Zoom Audio Troubleshooting:

If you are recognized to speak, but cannot be heard in the Zoom meeting, please use the following steps to troubleshoot your computer audio or telephone connection.

- Ensure your microphone or telephone is unmuted. Remember on a phone, *6 toggles the mute/unmute feature. For users joining the meeting via computer video conference, you will find your 'mute' control in the lower left corner of the Zoom meeting screen.
- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the 'drop-down' menu located beside the 'mute' control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to **enter the meeting id** after calling the phone number.
- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you continue to have trouble during the meeting, you will need to use the 'Q&A' function on the Zoom screen to inform the Meeting Host that you cannot be heard.