

**Town of Charlestown Zoning Board of Review
4540 South County Trail, Charlestown, Rhode Island
Telephonic and/or Video Remote Regular Meeting
October 20, 2020 at 7:00PM**

LOCATION:

<https://charlestownri.webex.com/charlestownri/onstage/g.php?MTID=e3e9b796aec9cd2566087af8c7b6f3818>

Event Number: 132 611 6096

Event Password: Ctown4540

OR

Dial: United States Toll Free 1-844-992-4726

Event Number: 132 611 6096

NOTICE

This meeting is being held pursuant to the relevant provisions of the Governor's Executive Order 20-05, as amended, which allows for the use of telephonic or electronic communication to conduct meetings with provisions for public access to observe the public body's proceedings.

In the event that electronic coverage of this meeting is interrupted or if a matter requires a continuance, the meeting shall be continued to October 29, 2020 at 7:00 PM and the location will be found at the Secretary of State website and Town website at: <https://www.charlestownri.org/virtualtownmeeting>

See Town Website for Virtual Town Meetings link or a live stream of the meeting can be accessed at:
<https://charlestownri.webex.com/charlestownri/onstage/g.php?MTID=e3e9b796aec9cd2566087af8c7b6f3818>

ALL DOCUMENTATION AND ATTACHMENTS ARE AVAILABLE FOR REVIEW AT:

<http://www.charlestownri.iqm2.com/citizens/default.aspx>

- I. **CALL TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **PRE-ROLL: November 17, 2020**
- V. **APPROVAL OF MINUTES: September 15, 2020 Regular Meeting**

- VI. **PUBLIC HEARINGS – Discussion and/or potential action and/or vote:**

Continuation #1519 Pamela Massimi

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to tear down single family dwelling and rebuild using existing foundation closer to the front yard setback than allowed; 40' permitted, 33.9' proposed and closer to the right side yard setback than allowed; 20' permitted, 12.5' proposed. Premises is located at 147 West Beach Road and is further designated as Lot 97 on Assessor's Map 4.

Continuation #1521 Jason Libera

Requesting a Special Use Permit in accordance with Article XIII, Section 218-78A, for the installation of an Onsite Wastewater Treatment System (OWTS) in a Special Flood Hazard Area. Premises is located on South Niantic Drive and is further designated as Lot 248 on Assessor's Map 10.

#1523 Robert J.Hodshon and Barbara Hodshon

Appealing the decision of the Zoning/Code Enforcement Officer in accordance with Article IV, Section 218-25 as stated in ZC 09-20 dated August 25, 2020 upholding the status of merged lots of record. Premises is located at 65A&B Ram Island Road and is further designated as Lot 487 on Assessor's Map 11.

#1524 Doyle and Patricia Valley

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to replace an existing shed with a new shed of the same size located closer to the rear yard setback than allowed; 10' permitted, 2' proposed; and closer to the right side yard setback than allowed; 10' permitted, 4' proposed. Premises is located at 50 Baxter Street and is further designated as Lot 102 on Assessor's Map 11.

#1525 AEC EAT, LLC

Requesting a Special Use Permit in accordance with Article VI, Section 218-36 Land Use Table to add a second floor to existing garage and convert use to an office, storage and manager's living quarters and convert use of existing manager's residence with office and storage to a motel unit. Premises is located at 4043abc Old Post Road and is further designated as Lot 7 on Assessor's Map 13.

#1526 Patricia Russo-Magno

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to construct a 36" x 48" platform to access electric service closer to the right side yard setback than allowed; 12' permitted, 8' proposed. Premises is located at 70 Shore Drive and is further designated as Lot 287-2 on Assessor's Map 9.

VII. MEMBER COMMENTS AND QUESTIONS

VIII. ADJOURNMENT

All petitions may be reviewed in detail in the Building Official's office during regular office hours by calling 401-364-1215 to schedule an appointment or are available on-line at:
<http://www.charlestownri.iqm2.com/citizens/default.aspx>

Applicant(s) and members of the public should submit all documentary evidence (i.e. expert reports, drawings, surveys, deeds, photographs, etc.) to the Zoning Office no later than seven (7) days prior to the date of the meeting. This also applies to objectors (abutters) who seek to introduce documentary evidence for the Zoning Board to consider at the meeting.

NO DOCUMENTARY EVIDENCE WILL BE ADMITTED DURING THE MEETING BY THE APPLICANT(S) OR THE PUBLIC IN LIGHT OF THE TECHNOLOGICAL RESTRICTIONS. Abutters are provided with a copy of this requirement as part of the notification they receive in advance of the meeting.

If the applicant or objector fails to submit documentary evidence in advance of the hearing, the Zoning Board of Review may, in its sole discretion, continue the hearing to a later date to allow for a review and evaluation of the proffered documentary evidence.

Any petitions on this agenda that are not decided at this meeting may be continued to a subsequent date.
POSTED: SEPTEMBER 30, 2020 SOS-IQM2-LIBRARY