

**Town of Charlestown Zoning Board of Review
4540 South County Trail, Charlestown, Rhode Island
Regular Meeting Minutes
February 20, 2024 at 7:00 p.m.**

I. CALL TO ORDER: Chairperson Andrew called the meeting to order at 7:28 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL:

Mr. Abbott, Ms. Andrew, Mr. Lamontagne, Mr. Pangborn, Mr. Rettig, Mr. Rice, Mr. DeMarco and Mr. Isabella were present.

Also Present: Ms. Murray, Zoning Officer; Attorney Wyatt Brochu, Town Solicitor; Ms. Dion, Stenographer; Ms. Chin DeWalt, IT; and Mr. Stokes, Town Council Liaison were present.

IV. PRE-ROLL: All members in attendance will be present at the March 19, 2024, regular meeting, with the exception of Mr. Rice and Mr. Isabella.

V. APPROVAL OF MINUTES:

A motion was made by Mr. Abbott and seconded by Mr. Pangborn to approve the minutes of November 21, 2023, as written. Approved; 5-0.

| <u>Member</u> | <u>Vote</u> |
|----------------|-------------|
| Mr. DeMarco | Approve |
| Mr. Lamontagne | Approve |
| Mr. Abbott | Approve |
| Mr. Pangborn | Approve |
| Ms. Andrew | Approve |

VI. ELECTION OF OFFICERS

A motion was made by Mr. Pangborn and seconded by Mr. Abbott to keep the current slate of officers: Ms. Andrew, Chair; Mr. Pangborn, Vice Chair; Mr. Abbott, Secretary. Approved; 5-0

| <u>Member</u> | <u>Vote</u> |
|----------------|-------------|
| Mr. Rettig | Approve |
| Mr. Lamontagne | Approve |
| Mr. Abbott | Approve |
| Mr. Pangborn | Approve |
| Ms. Andrew | Approve |

APPROVED: April 16, 2024

VII. PUBLIC HEARINGS – Discussion and/or potential action and/or vote:

#1629 Walter Manning and Alex Appolonia for Marguerite M. Salvatore

Requesting a Special Use Permit in accordance with Article VI, Section 218-39D for the expansion of a pre-existing non-conforming multi-family residential use in the Traditional Village District to replace a motel structure with four or five Town House style year-round units. Premises is located at 3865 Old Post Road and is further designated as Lot 26 on Assessor's Plat 13.

A letter of request for withdrawal without prejudice was received from the Applicant.

#1630 Janet M. Spinney

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to rebuild and expand the first floor deck closer in the front yard setback than allowed; 40' permitted, 38.3' proposed and closer in the right side yard setback than allowed; 20' permitted, 16.7' proposed. Premises is located at 694 Charlestown Beach Road and is further designated as Lot 22 on Assessor's Plat 9.

Application #1630 was not heard. A Dimensional Variance is no longer necessary due to dimensional requirements amended under the new Ordinance adopted February 12, 2024.

#1631 Lausanne Partners, LLC

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to construct a landing and stairs for a deck closer in the front yard setback than allowed; 40' permitted, 34' proposed. Premises is located at 439 East Beach Road and is further designated as Lot 595 on Assessor's Plat 2.

Application #1631 was not heard. A Dimensional Variance is no longer necessary due to dimensional requirements amended under the new Ordinance adopted February 12, 2024.

Continuation #1628 Roy E. Amaral and Angelia L. Amaral

Requesting a Special Use Permit in accordance with Article VI, Section 218-36 Land Use Table for a Two-Family Dwelling Unit in an R3A zoning district and a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table and Article VI, Section 218-37 I(13) for a two-family dwelling unit on a parcel of land having less than the required acreage and frontage; minimum six (6) acre parcel size and 300' frontage required; 40,235 sq. ft. parcel size and 283.35' frontage proposed. Premises is located at 43-59 Botka Drive and is further designated as Lot 179-1 on Assessor's Plat 28.

A letter of request for withdrawal without prejudice was received from Attorney Kelly Fracassa.

APPROVED: April 16, 2024

VIII. ADJOURNMENT:

A motion was made by Mr. Pangborn and seconded by Mr. Abbott to adjourn the meeting at 7:34 p.m. Approved (5-0)

| <u>Member</u> | <u>Vote</u> |
|----------------|-------------|
| Mr. LaMontagne | Approve |
| Mr. Abbott | Approve |
| Mr. Rettig | Approve |
| Mr. Pangborn | Approve |
| Ms. Andrew | Approve |

Respectfully submitted,



Carol A. Nelle, Zoning Clerk

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