

**Town of Charlestown Zoning Board of Review
4540 South County Trail, Charlestown, Rhode Island
Regular Meeting Minutes
July 16, 2024 at 7:00 p.m.**

I. CALL TO ORDER: Chairperson Andrew called the meeting to order at 7:02 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL:

Ms. Andrew, Mr. Pangborn, Mr. Rettig, Mr. LaMontagne, Mr. Rice, Mr. DeMarco, and Mr. Isabella were present. Mr. Abbott was absent.

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

IV. PRE-ROLL: All members in attendance will be present at the August 20, 2024, regular meeting.

V. APPROVAL OF MINUTES:

A motion was made by Mr. Rettig and seconded by Mr. Isabella to approve the minutes of the May 21, 2024 regular meeting as written. Approved (5-0)

| <u>Member</u> | <u>Vote</u> |
|---------------|-------------|
| Mr. Rettig | Approve |
| Mr. Isabella | Approve |
| Mr. Pangborn | Approve |
| Ms. Andrew | Approve |
| Mr. Rice | Approve |

Mr. Pangborn noted that his name was omitted from the roll in the June 18, 2024 draft minutes.

A motion was made by Ms. Andrew and seconded by Mr. Rice to approve the minutes of June 18, 2024 as corrected. Approved (5-0)

| <u>Member</u> | <u>Vote</u> |
|----------------|-------------|
| Ms. Andrew | Approve |
| Mr. Rice | Approve |
| Mr. LaMontagne | Approve |
| Mr. DeMarco | Approve |
| Mr. Isabella | Approve |

APPROVED: AUGUST 20, 2024

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

#1640 Nancy I. Log

Appealing the request of a Zoning Certificate for Assessor’s Plat 27, Lot 32-1 on Lauri Drive. Applicant seeks to re-establish this parcel 27-32-1 as a stand alone buildable lot, unmerged from other parcels owned by the applicant. As grounds for appeal the applicant is citing RIGL 45-24-38 and Charlestown Ordinance 218-43 A(1). The Zoning Certificate is ZC 19-24 dated May 28, 2024. Premises is located on Lauri Drive and is further designated as Lot 32-1 on Assessor’s Plat 27 and Lot 32 on Assessor’s Plat 27.

Attorney Christopher Zangari submitted a written request for a continuance to the August 20, 2024 regular meeting.

A motion was made by Mr. Pangborn and seconded by Ms. Andrew to continue Application #1640 to the August 20, 2024 regular meeting at 7:00 p.m. in the Council Chambers. Approved (5-0)

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

#1641 Michael and Julia Bolcerek

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to construct a deck with a spa closer in the right side yard setback than allowed; 35’ permitted, 23.8’ proposed. Premises is located at 1256 Shannock Road and is further designated as Lot 61-2 on Assessor’s Plat 27.

Michael Bolcerek was present, sworn in and provided testimony. He would like to build a deck on the rear of his home to place a hot tub on with access from the enclosed porch through an existing patio door onto the new deck. The enclosed porch on the rear of the home is already located in the setback. He was unaware of it when he purchased the home. The property sits on 2+ wooded acres.

Board members discussed possible options at length with Mr. Bolcerek to move the proposed deck further out of the setback. They requested photographs and a floor plan. Mr. Bolcerek agreed to a continuance.

There was one letter received in support of the application.

APPROVED: AUGUST 20, 2024

There were no members of the public present to speak in favor or in opposition to the application.

A motion was made by Mr. Pangborn and seconded by Mr. Rice to continue Application #1641 to the August 20, 2024 regular meeting at 7:00 p.m. in the Council Chambers to give the owner an opportunity to look at other options. The Applicant will provide additional evidence in support of his request. Approved (5-0)

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

VII. ADJOURNMENT:

A motion was made by Mr. Pangborn and seconded by Ms. Andrew to adjourn the meeting at 7:47 p.m. Approved (5-0)

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

Respectfully submitted,


Carol A. Nelle, Zoning Clerk

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