

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

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

II. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL:**

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

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

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

V. **APPROVAL OF MINUTES:**

Approval of the November 21, 2023 minutes was tabled until the February 20, 2024 meeting.

A motion was made by Mr. DeMarco and seconded by Mr. Rice to approve the minutes of December 19, 2023, as written. Approved; 4-0.

<u>Member</u>	<u>Vote</u>
Mr. DeMarco	Approve
Mr. Rice	Approve
Mr. Rettig	Approve
Mr. Pangborn	Approve

VI. **CORRESPONDENCE:**

Application #1623 Patrick Merner and Melanie Kilsey is being amended and resubmitted and upon request of the applicant will likely be scheduled to be heard on February 20, 2024 pending re-notice to the abutters and readvertisement.

APPROVED: MAY 21, 2024

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

Continuation #1627 Margaret L. Hogan for Holly Anderson

Requesting a Special Use Permit in accordance with Article IV, Section 218-23 and Article VI, Section 218-36 Land Use Table to allow a Commercial Kennel with an increase in the total number of adult dogs to 40 from 25 which was previously approved under Special Use Permit and Dimensional Variance Application #1209 in accordance with Article VI, Section 218-37 I (10). Premises is located at 95 Old Coach Road and is further designated as Lot 151 on Assessor's Plat 23.

A letter of request for withdrawal without prejudice was received from Attorney Margaret Hogan.

#1628 Roberto 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 request for a continuance to the February meeting was received from Attorney Kelly Fracassa.

A motion was made by Mr. Rettig and seconded by Mr. DeMarco to continue Application #1628 to February 20, 2024, at 7:00 p.m. in the Council Chambers. Approved; 4-0

<u>Member</u>	<u>Vote</u>
Mr. DeMarco	Approve
Mr. Rice	Approve
Mr. Rettig	Approve
Mr. Pangborn	Approve

#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.

Application #1629 was passed on and will be re-advertised and re-noticed due to defective notice.

APPROVED: MAY 21, 2024

VIII. ADJOURNMENT:

A motion was made by Mr. DeMarco and seconded by Mr. Rice to adjourn the meeting at 7:10 p.m. Approved (4-0)

<u>Member</u>	<u>Vote</u>
Mr. DeMarco	Approve
Mr. Rice	Approve
Mr. Rettig	Approve
Mr. Pangborn	Approve

Respectfully submitted,



Carol A. Nelle, Zoning Clerk

APPROVED: MAY 21, 2024