

**Town of Charlestown Zoning Board of Review  
4540 South County Trail, Charlestown, Rhode Island  
Regular Meeting Minutes  
October 24, 2024 at 7:00 p.m.**

**I. CALL TO ORDER:** Chairperson Andrew called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL:**

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

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

**IV. PRE-ROLL:** All members in attendance will be present at the November 19, 2024, regular meeting.

**V. APPROVAL OF MINUTES:**

**A motion was made by Mr. Pangborn and seconded by Mr. LaMontagne to approve the minutes of the August 20, 2024 regular meeting as written. Approved (5-0)**

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

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

**#1645 Barbara Hodshon and Robert J. Hodshon**

Requesting a Special Use Permit in accordance with Article VI, Section 218-39D for Expansion/Intensification of a Nonconforming Use to add an additional second floor dormer on Structure A increasing the interior floor an extra 115 sq. ft. for a total of 330 sq. ft. Total exterior footprint of the second story remains at 480 sq. ft. Premises is located at 65A&B Ram Island Road and is further designated as Lot 487 on Assessor’s Plat 11.

Charee Jackson, PE, PLS was present, sworn in and provided testimony on behalf of the applicant. Because there are two (2) houses on one lot, it is non-conforming. The applicant wishes to increase the headroom on the second story by adding an additional dormer. The contractor was unaware that the dormer required a special use permit. The footprint has not changed. It is only the roof line that is changing. It is expanding the usable interior floor space. There will be a denitrification system and storm water control will be installed.

APPROVED: NOVEMBER 19, 2024

Mr. Abbott stated that he was favorable. There is no additional impact, no encroachment on the lot lines, no additional lot coverage. There is no real intensification.

Mr. Pangborn stated that it was simple and straight forward. They are raising the roof line. They are only before the zoning board because it requires a Special Use Permit.

Ms. Andrew requested a condition that any further intensification comes before the board prior to being built.

There was no correspondence.

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 Ms. Andrew to approve Application No. 1645 for a Special Use Permit in accordance with Article VI, Section 218-39D for expansion/intensification of a nonconforming use to add an additional second floor dormer on the structure as submitted. The public convenience and welfare really aren't impacted at all. It will not result in adverse impacts or create conditions that will be inimical to the public health, safety, morals and general welfare of the community. The requested Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan on which the Ordinance is based. It will not pose a threat to the drinking water supplies. The use will not disrupt the neighborhood or the privacy of abutting landowners by excessive noise, light, glare or air pollutants. The sewage and waste disposal into the ground and surface water drainage from the proposed use will be adequately handled on site. The traffic generated by the proposed use will not cause undue congestion or introduce a traffic hazard to the circulation pattern of the area. Any further intensification will come before the Board prior to implementation. Approved (5-0)**

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

**#1646 Raymond F. Goldschmidt Revocable Trust**

Requesting a Special Use Permit in accordance with Article XIII, Section 218-78A (4) for the installation of an Onsite Wastewater Treatment System (OWTS) in a Special Flood Hazard Area for the development of a single family dwelling. Premises is located at Ram Island Road and is further designated as Lot 536 on Assessor's Plat 11.

APPROVED: NOVEMBER 19, 2024

Charee Jackson, PE, PLS was present to represent the applicant. The application was before the Board in May of 2023 and received approval. The Applicant was unable to obtain a builder within the year. He received his approval from C.R.M.C. in July of 2023. He now has a builder and is ready to apply for a building permit. He has had to reapply for the Special Use Permit because the time has lapsed. The packet provided to the Board refers to 218-78 Water Bodies. Ms. Jackson highlighted features of the proposed on-site wastewater treatment system and answered questions from the Board regarding the design of the system's flanges. D.E.M. approval has been received. The size of the building has not changed. The setbacks have changed. The plan will allow for one parking space in the garage and three in the driveway. An updated Class I site plan will be provided with the building permit application.

There was no correspondence.

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

**A motion was made by Mr. Rettig and seconded by Mr. Pangborn to approve Application No. 1646 based on the testimony presented. The public convenience and welfare will not be harmed. It will not result in adverse impacts or create conditions that will be inimical to public health, safety, morals and general welfare of the community. The requested Special Use Permit will not alter the character of the surrounding area or impair the intent or purpose of this Zoning Ordinance or the Comprehensive Plan on which the Ordinance is based. It will not pose a threat to the drinking water. The use will not disrupt the neighborhood or the privacy of abutting landowners by excessive noise, light, glare or pollutants. The sewage and waste disposal into the ground and the surface water drainage from the proposed use will be adequately handled on site. The traffic generated by the proposed use will not cause undue congestion or introduce a traffic hazard. It is a very advanced O.W.T.S. system and meets the standards for 2 and 6 quite nicely. The parking area has been well defined and meets the standard for 7 for traffic generated as well.**

**Approved (5-0)**

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

APPROVED: NOVEMBER 19, 2024

**VII. ADJOURNMENT:**

**A motion was made by Mr. Pangborn and seconded by Ms. Andrew to adjourn the meeting at 7:27 p.m. Approved (5-0)**

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

Respectfully submitted,



Carol A. Nelle, Zoning Clerk

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