



**ZONING & PLATTING BOARD OF REVIEW  
REGULAR MEETING NOTICE & AGENDA  
Thursday, November 17<sup>th</sup>, 2016 at 6:30 p.m.  
Large Board Room of the Narragansett Town Hall**

*Narragansett Town Hall  
25 Fifth Avenue  
Narragansett, RI 02882  
(401) 789-1044*

**CONVENE/ROLL CALL:  
ABSENT WITH CAUSE:  
ADMINISTRATIVE MATTERS:**

**ZONING AND PLATTING  
BOARD OF REVIEW**

**Chairman**

James P. Manning

**Vice Chairman**

Anthony Brunetti

**Secretary**

Geraldine Citrone

**Members**

Robert Ferraro  
Joseph V. Paglia

**Alternate Members**

John C. Kennedy  
Christopher J. Almon

**Community Development**

**Director**

Michael DeLuca

**Staff**

Jill Sabo  
Bruce Lofgren

**Clerk of the Board**

Denise Russ

**Zoning Enforcement**

**Officer**

Anthony Santilli

**1C: Minutes:** Approval of meeting minutes from October 20<sup>th</sup>, 2016.

**2R: Public Hearing: Middlebridge School – Assessor’s Plat F, Lot 16 at 333 Ocean Road** for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled ‘Zoning’, specifically a Special Use Permit from the Table of Use Regulations – Use Code 95: Accessory Uses (Section 6.1), Use Code 7401 – Private Boarding School (Section 6.1), Alterations to Nonconforming Structures and Uses (Section 10.1) to construct a gymnasium with access road and walkways as an accessory use for the private boarding school at the above-referenced property.

**3R: Public Hearing: Wayne Elpus – Assessor’s Plat ‘N-G’, Lot 434 at 32 Woodridge Road** for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled ‘Zoning’, specifically a Variance from the Dimensional Regulations Section 6.4 to validate an existing shed at the above-referenced property.

**4R: Public Hearing: Knowles Camp, Inc. – Assessor’s Plat S-1, Lot 291, at 64 Burnside Avenue** for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled ‘Zoning’, specifically Special Use Permits from the Coastal and Freshwater Wetlands Overlay District (Section 4.3) and Special Use Permits for the Expansion of a Non-conforming Use (Section 10.1) to demolish and replace two (2) seasonal dwelling units #10, & #86 pursuant to the Knowles Camp Master Agreement at the above-referenced property.

**5R: Public Hearing: Friends of SRIMS, Inc., Quest Montessori – Assessor’s Plat N-A, Lots 36 & 41B at 1115 Boston Neck Road** for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled ‘Zoning’, specifically Special Use Permits from the Coastal and Freshwater Wetlands Overlay District (Section 4.3), the Table of Use Regulations: Use Code 74 (Section 6.1), and Nonconforming Structures and Uses (Section 10.1) to construct an addition to the school building, a greenhouse, a shed, and a chicken coop at the above-referenced property.

**6R Public Hearing: Francis Burke – Assessor’s Plat C, Lots 20 – 23 (Wanda Street)** - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled ‘Zoning’, specifically a Special Use Permit from the Coastal and Freshwater Wetlands Overlay District (Section 4.3), a Wetland Area Variance from the Supplementary Lot and Bulk Regulations (Section 7.6), and Front & Right Side-yard Variances from the Dimensional Regulations (Section 6.4) to construct an irregularly-shaped dwelling at the above-referenced property.

**REPORTS FROM STAFF:**

Review and discussion of the Zoning Board Rules of Procedure Draft.

**Posted 11/14/16**