



Zoning & Platting Board of Review
Regular Meeting Notice & Agenda
Thursday, June 17, 2021, 2020 at 6:30 p.m.
to be convened electronically from the Narragansett Town Hall

Note: this meeting is NOT open for onsite attendance. Please sign in via computer or cellphone app using the ZOOM access code or dial in for audio only via one of the numbers listed below.

Join Zoom Meeting **From your computer** <https://zoom.us/j/8719170546>
One tap mobile +1 929 436 2866, 8719170546# **Dial by your location**+1 929 436 2866, 8719170546#

Convene /Roll Call:

Administrative Matters:

Consent Agenda

1C: Approval of Meeting Minutes: May 20, 2021

Regular Agenda

2R: APPEAL (CONTINUED): Champlin, Plat N, Lot 297, 46 Sand Hill Cove Road, an Appeal by Michael and Deidre McCaffrey of 46 Sand Hill Cove Road (Plat N Lot 308) of a determination by the Building Official in regards to the Issuance of a Building Permit for the modification of an Accessory Structure at Plat N, Lot 297, 41 Hemlock Avenue.

3R: PUBLIC HEARING (CONTINUED): Coastal Coasters, Plat I-J, Lot 65-11, 1201 Succotash 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 Coastal and Freshwater Wetlands Overlay District (Section 4.3), a Variance and a Special Use Permit from the Coastal Resources Overlay District (Section 4.4), a Special Use Permit from the Commercial Substandard Lot of Record (Section 8.1.C), a Special Use Permit from the Non-Conforming Uses of Buildings or Structures (Section 9.1.2), and a Special Use Permit from the Alterations to Non-Conforming Uses and Structures (Section 10.1), to demolish an existing dwelling and construct a new dwelling at the above referenced property.

4R: PUBLIC HEARING: Cox, Plat Y-1, Lot 47, 46 Flintstone Road, for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled ‘Zoning’, specifically a Variance and a Special Use Permit from the Coastal Resources Overlay District (Section 4.4) and Variances from the Dimensional Regulations (Section 6.4), to legalize a shed located within the side and rear-yard setbacks at the above referenced property.

5R: PUBLIC HEARING: Sepe, Plat Y-3, Lot 38, 10 Riviera Drive, 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 construct a rear-yard kitchen and deck addition, a second floor addition to the existing dwelling, and a front-yard porch at the above referenced property.

6R: PUBLIC HEARING: Trenteseaux, Plat D, Lot 205-1, 135 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 Coastal and Freshwater Wetlands Overlay District (Section 4.3), a Special Use Permit from the Coastal Resources Overlay District (Section 4.4), Variances from the Dimensional Regulations (Section 6.4), and a Variance from the Supplementary Lot & Bulk Regulations – Fences and Walls (Section 7.6) to validate a stone wall installed on the property line that serves as a retaining wall, and construct a pergola at the above referenced property.

7R: PUBLIC HEARING: Conaty, Plat M, Lot 167-107, 7 Lane Three, for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled ‘Zoning’, specifically a Special Use Permit from the Breakwater Village Special District Regulations (Section 4.8.1.6(f)), to demolish the existing 1-story dwelling and construct a new 2-story dwelling at the above referenced property.

8R: PUBLIC HEARING: D’Angelo, Plat Z-1, Lot 4-4, 597 Ocean Road, for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled ‘Zoning’, specifically Variances from the Dimensional Regulations (Section 6.4), to construct an in-ground swimming pool, hot tub, and rear-yard patio at the above referenced property.

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

Zoning and Platting Board of Review

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Anthony Brunetti

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Geraldine Citrone

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Robert Ferraro

Joseph Paglia

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Jill Sabo

Crystal Kidd

Clerk of the Board

Heidi Petrone

Zoning Enforcement Officer

Wayne Pimental

Assistant Town Solicitor

Stephen Marsella

Items for Next Agenda:

Reports from Staff / Board:

Adjournment:

Posted: June 8, 2021

*Said petitions are on file in the office of Community Development in the Town Hall and available for review during regular office hours-**BY APPOINTMENT ONLY**. Individuals requesting interpreter services for the hearing impaired must notify the Department of Community Development at 401-782-0632, 48-hours in advance of the hearing date.*