



East Greenwich Zoning Board of Review

Tuesday, January 25, 2022

7:00 PM

Remote/Virtual Meeting Via Video- and Tele- Conferencing

Due to the Recent Surge in COVID-19 cases and Pursuant to Governor McKee's Executive Order 22-01, Issued January 6, 2022, This Meeting Will Be VIRTUAL Only.

DATE OF POSTING: January 11, 2022

EAST GREENWICH ZONING BOARD OF REVIEW AGENDA

When: **January 25, 2022** 07:00 PM Eastern Time (US and Canada)

Topic: Zoning Board of Review Remote Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89026346348>

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 (312) 626-6799 (Chicago area) or +1 (929) 205 6099 (New York area) or
+1 (877) 853-5257 (Toll Free) or +1 (888) 475-4499 (Toll Free)

Webinar ID: **890 2634 6348**

The Docketed Applications & Relevant Materials for each hearing are available for review at:

<http://www.eastgreenwichri.com/648/Current-Projects>

Zoning Board of Review Hearings – 7:00 PM

1. **Gerald P. Zarrella and Debra N. Zarrella** for property located at 22 Castle Street; being Map 085 A.P. 001 Lot 116 (Zoned Residential, R-6). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically

from the Minimum Lot Size and Front Yard Setback. Additionally, relief is requisite from Article III, Zoning Districts, Section 260-8(A) which requires only one residential structure be located on a lot and 260-8(D) in regards to average alignment. Also, relief is needed from Article VI, Off-Street Parking Regulations, Sections 260-21(D), parking spaces not counted toward meeting the requirement. The petition seeks to rehabilitate the existing single-family dwelling while also constructing two additional detached single-family dwellings on the property; the proposal will not comply with the referenced Ordinances. **(Continued from the November 23, 2021 ZBR meeting.)**

2. **Daniel and Jennifer Schwab** for property located at 1484 Middle Road; being Map 050 A.P. 016 Lot 009 (Zoned Farming, F-1). The Applicant seeks a Dimensional Variance from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone, specifically from the 30-foot required side yard setback for the zone. The petition seeks to construct a 21.6' x 15.9' deck on the southwest corner of the house which will require 11' feet of relief.
3. **Nicholas Fede, Jr. and Jenna E. Zellmer** for property located at 10 Sawmill Court; being Map 029 A.P. 018 Lot 200 (Zoned Farming, F-1 Cluster). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Article IX Cluster Subdivisions, Section 43 Minimum Requirements, Subsection B(1) Dimensional Regulations for Cluster Subdivisions, specifically for the front yard setback. The foundation for the new four-bedroom dwelling was located in the 40' front setback; 2.2' of relief is requested.
4. **Gerald P. Zarrella Jr.** for property owned by **Gisela B. Levalley** and located at 78 Long Street; being Map 085 A.P. 001 Lot 120 (Zoned Residential, R-6). The Applicant seeks Dimensional Variances under Chapter 260 of the Town Code, Zoning Ordinance, Table 2 – Dimensional Regulations by Zone and Section 260-14, Nonconforming by Dimension. The Applicant requests to construct a covered porch behind the home which will encroach into the front yard setback as well as add second floor shed dormers which constitutes as an intensification of the legally nonconforming structure.
5. **Paul and Cynthia Overton** for property located at 464 Cedar Avenue; being Map 073 A.P. 009 Lot 183 (Zoned Residential, R-30). The Applicant seeks Dimensional Variances from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone and Section 8(F) of the same chapter pertaining to the siting of accessory structures. The petition

seeks to construct a 26' x 22' detached garage which will fall within the 30-foot required east side setback; the garage is proposed to sit 10'-14.8' from the southeast corner of the parcel.

6. **SepiSolar, Inc./National Roofing & Solar Corporation** for property owned by **J2 Properties Commercial Real Estate LLC** and located at 816 Middle Road; being Map 053 A.P. 011 Lot 626 (Zoned Manufacturing/Light Industry Office, M/LIO). The Applicant seeks a Special Use Permit under Article XX of Chapter 260 of the Town Code; Zoning Ordinance, Solar Energy Systems and Facilities. This article provides protocols for the construction and operation of Solar Energy Systems. The Applicant is requesting to install a 99.63 kW DC roof mounted photovoltaic (PV) system which also requires Minor Land Development approval from the Planning Board.
7. **Noel Guerrero d.b.a. The Gentleman's Barber Shop** for property owned by **Jo-Al Properties, LLC** and located at 176 Main Street; being Map 085 A.P. 001 Lot 065 (Zoned Commercial, CD-1). The Applicant seeks a Dimensional Variance under Chapter 260 of the Town Code, Zoning Ordinance, Article VI, Off-Street Parking Regulations, Section 260-20 Required Off-Street Parking Spaces. The Dimensional Variance is required because the Applicant seeks to open a barbershop at the subject property and the change of use necessitates relief since there is insufficient on-site parking to accommodate this proposed use and the other existing uses.

Zoning Board of Review Business

1. Minutes: Review/action on the following sets of minutes:
 - May 25, 2021 meeting
 - June 22, 2021 meeting
 - July 27, 2021 meeting
 - August 24, 2021 meeting
 - October 26, 2021 meeting
 - November 23, 2021 meeting

Adjourn

INSTRUCTIONS TO ACCESS THE MEETING

The information provided is to assist board members, applicants and their representatives, residents and other interested parties with the technical information necessary to participate.

The Town has chosen to use a video conferencing product called ZOOM for hosting local public meetings during the current health emergency. Zoom is available as an app – you can download it your smart phone or personal computer for free. (Deluxe “for-a-fee” versions also exist and many of you may already be using those in your own personal or business dealings.) You will also have the low-tech option of simply phone dialing-in for audio-only.

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment:

<https://support.zoom.us/hc/en/-us/articles/115002262083>

We strongly encourage you to access the meeting visually – for obvious transparency reasons, so you can see Board members and applicants – but also because the presentations will be on-screen (plan sets and related reports) to round out your understanding of what is being considered.

To be clear, you do not have to have a Zoom account to attend a Zoom meeting. You may wish to create an account, but that is not required to participate in the Town’s “virtual” public meetings. We hope you will join us via Smartphone, tablet, laptop, or computer as this option enables you to view the Board and presenters in a gallery view and to see all application materials presented on your screen. If accessing the meeting this way, you will be prompted to download the software. You can get to the meeting by either clicking the hyperlink in the posted agenda (available via the Town’s or Secretary of State’s Website) OR -

Go to Zoom.us and Simply Click on “Join a Meeting”.

When you go to the Zoom website, you will be prompted to either JOIN or DOWNLOAD the Zoom tool. Note the download will require a second step to install the application. This is a personal choice.

Enter this Webinar/Meeting ID: 890 2634 6348

(The meeting ID will be different for every zoom meeting/webinar you join. The meeting ID above is specific to the **January 25, 2022 ZBR** meeting.)

To join you will be asked for your name and email. Your name is all that is required.

You will be asked if you want to join the meeting audio via computer audio, or via telephone. Use of computer audio is recommended, if enabled on your device, however you can also use your telephone for audio. When you enter the meeting room, your phone will be muted. You will be able to see members and participate when called on for public comment. If you would like to speak when the Chair opens the floor for public comment, use the ‘raise your hand’ icon in the Zoom platform, located toward the bottom of the screen. You will be recognized to speak and can share your comments via audio when recognized. You will be prompted on your screen to unmute yourself and you will be required to state your name for the record.

If Accessing the Meeting By Telephone:

If you do not wish to or if you do not have a device capable of accessing the internet-based Zoom meeting, you may use your telephone – land line or cellular - for audio-only access to the proceedings.

Dial this number to join: +1 (877) 853-5257 (Toll Free)

Alternative phone numbers can be used if necessary (if the line rings busy, for example):

+1 312 626 6799 (Chicago); or +1 346 248 7799 (Houston);
or +1 669 900 6833 (CA); or +1 301 715 8592 (Maryland).
+1 (929) 205-6099 (NY) or +1 (888) 475-4499 (Toll Free)

Enter this Webinar/Meeting ID : 890 2634 6348

Then press # and then # again (there are no “Participant ID’s”).

When you join the meeting, your phone will be muted.

At the appropriate time, the meeting will be open for questions and comments. During the public comment portion of the meeting, anyone who wishes to be heard will be allowed to speak. Only one commenter at a time will be allowed to speak to ensure the comment is clearly heard and recorded. To be recognized, you will need to “raise your hand”. Dial ***9** to ‘raise your hand’ and be recognized to speak. Dial ***6** to unmute your telephone; and when done speaking, dial ***6** again to mute yourself. All speakers will be required to state their name for the record.

For Scheduled Zoning Board of Review Hearings

Accessing applications, site plans and other documents:

All materials submitted for consideration will be made available on the Town's website well in advance of the scheduled meeting. You will want to visit the Planning Department's page via the 'eastgreenwichri.com' site. There you will see a sidebar heading called "Current Projects" where all relevant materials are placed and labeled.

{To get to this location directly, please go to:

<http://www.eastgreenwichri.com/648/Current-Projects> } Alternatively, once the agenda for the meeting is posted online, hyperlinks to the relevant application materials will be inserted for ease of access.

Please do not hesitate to call the Planning Department at 401-886-8645 or 401-886-886-8643 or contact Lea Anthony Hitchen at lhitchen@eastgreenwichri.com if you need help viewing any information.

All interested parties who anticipate participating in this meeting are strongly encouraged to contact the Planning Department at 401-886-8645 or 401-886-8643 in advance. This is especially true if you expect to present evidence during the meeting (photographs, petitions, or other documents) as these will need to be officially entered into the record and marked appropriately as exhibits. Your cooperation is greatly appreciated.

Remember, you do not have to have a webcam to join a Zoom video conference or meeting. You will still be able to use your computer, laptop, etc. for access but will not be able to transmit your video. However, you **will** be able to listen to the proceedings and view any screen sharing.

Basic Zoom Audio Troubleshooting:

If you are recognized to speak, but cannot be heard in the Zoom meeting, please use the following steps to troubleshoot your computer audio or telephone connection.

- Ensure your microphone or telephone is unmuted. Remember on a phone, *6 toggles the mute/unmute feature. For users joining the meeting via computer video conference, you will find your 'mute' control in the lower left corner of the Zoom meeting screen.
- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the 'drop-down' menu located beside the 'mute' control on the screen to change

your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to **enter the meeting id** after calling the phone number.

- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you continue to have trouble during the meeting, you will need to use the 'Q&A' function on the Zoom screen to inform the Meeting Host that you cannot be heard.