



East Greenwich
Zoning Board of Review/Zoning Board of Appeals
Tuesday, March 22, 2022 at 7:00 PM
HYBRID IN-PERSON AND REMOTE VIA ZOOM
Town Hall, 125 Main Street, East Greenwich, RI 02818

DATE OF POSTING: March 11, 2022

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

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

Zoning Board of Appeal Hearings – 7:00 PM

1. **Susan Cardones** of 23 Eldredge Avenue is appealing an approval by the East Greenwich Historic District Commission of the construction of a new single-family residence proposed by **Paul and Katherine Vespia** with the subject property being 1 James Street; Map 084 AP 002 Lot 264. The new construction of the single-family dwelling was approved and issued a Certificate of Appropriateness at the January 12, 2022 Historic District Commission and the appellant is aggrieved by that decision. The appeal will be heard under Sections 260-66 and 260-90 of the Town's Zoning Code.

Adjourn as the Zoning Board of Appeals.

Zoning Board of Review Hearings

1. **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. **(Continued from the January 25, 2022 and February 22, 2022 ZBR meetings.)**
2. **Adam Vanacore – Innovative Design Concepts**, for property owned by **Jeffrey & Leah Mega** and located at 98 Mawney Street; Map 74 A.P. 2 Lot 181 (Zoned Residential, R-10). The Applicant requires a Dimensional Variance from the allowable maximum height for the construction of a detached garage. Chapter 260 of the Town Code, Zoning Ordinance, Table 2 – Table of Dimensional Regulations by Zone sets forth a maximum height of 15 feet for accessory structures. The Applicant intends to demolish the existing detached garage and construct a new 835 s.f. two-vehicle detached garage with storage space above and is requesting the garage height to be 20'-4", requiring 5'-4" of relief. **(Continued from the February 22, 2022 meeting.)**
3. **Mr. John Mollicone, Commodore of the EGYC**, for property owned by **East Greenwich Yacht Club** and located at 10 Water Street; Map 085 A.P. 001 Lot 387 (Zoned Commercial Highway, CH). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the west front yard setback and Section 260-14, Nonconforming by Dimension. The Applicant seeks to construct a 11'-4" x 8'-4" storage addition onto the north side of the building which will encroach into the front yard setback and constitutes as an intensification of the legally nonconforming structure.
4. **Kathryn A. Jackson** for property located at 44 Brayton Street; Map 085 A.P. 001 Lot 280 (Zoned Residential, R-10). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the north side yard

setback. The Applicant converted and enlarged a rear located deck to a sunroom; upon a land survey the sunroom was found to encroach into the 15' side setback. Dimensional relief in the amount of one-half foot is required.

5. **Gerald P. Zarrella and Debra N. Zarrella** for property located at 22 Castle Street; 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 Minimum Front Yard Setback along Long Street. Additionally, relief is necessary from Article III, Zoning Districts, Section 260-8(A) which requires only one residential structure be located on a lot. The petition seeks to convert the existing single-family dwelling into a two-family dwelling and construct a secondary detached single-family dwelling on the property; the proposal will not comply with the referenced Ordinances.

Zoning Board of Review Business

1. For Informational Purposes Only: Regarding Memorandum dated February 9, 2022 from Town Solicitor Michael A. Ursillo, Esq. regarding subject matter: O'Donnell v. Town of East Greenwich Zoning Board of Review, et al. KC-2022-0065
2. 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
 - January 25, 2022

Adjourn