



East Greenwich Zoning Board of Review

Tuesday, June 22, 2021

7:00 PM

Virtual Meeting Via Video- and Tele- Conferencing

DATE OF POSTING: June 14, 2021

EAST GREENWICH ZONING BOARD OF REVIEW AGENDA

When: **June 22, 2021** 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/81510897993>

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: **815 1089 7993**

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. **Sean O’Leary and Jennifer Cosgrove** for property located at 202 First Avenue; being Map 074 A.P. 004 Lot 083 (Zoned Residential, R-10). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone which sets forth the Front Yard Setbacks and Maximum Lot Coverage. Additionally, the

Applicant seeks relief from Article V, Section 260-14(B) Nonconforming by Dimension. The Applicant requests to construct a two-car garage with a deck which will be attached to the existing structure in the southwest front setback which also constitutes as an intensification to the legal nonconforming property. **(Continued from the May 27, 2021 ZBR meeting.)**

2. **MMISAJK, Inc.** for property owned by **Kevin Pezzuco** and located at 431 Main Street; Map 075 A.P. 003 Lot 097 (Zoned Commercial Downtown – CD-1). The Applicant is seeking 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 convert and expand the existing 21 interior only seating capacity to a total of 42 seats exclusively for outdoor dining. There is insufficient on-site parking to accommodate the increased capacity and the Applicant is requesting 100 percent parking relief.
3. **Paul Testoni** for property owned by **Paul and Mario Testoni** and located at 84 Overfield Road; Map 064 A.P. 006 Lot 032 (Zoned Residential, R-10). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone which sets forth the side and rear yard setbacks. Additionally, the Applicant seeks relief from Article V, Section 260-14(B) Nonconforming by Dimension. The Applicant requests to construct a 30’x20’ one-story addition behind the existing garage which will encroach into the side and rear yard setbacks and constitutes as an intensification to the legal nonconforming property.
4. **Joseph and Jessica Marciano** for property located at 25 Cardinal Lane; Map 027 A.P. 015 Lot 105 (Zoned Farming, F-1). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the Front Yard Setback. The Applicant is proposing to enhance the main front entry by adding a 9’Wx6 ½’D portico and front steps which will extend into the front setback by four feet.
5. **Thomas and Kelly Clayton** for property owned by **Touchdown Realty Group, LLC** and located at 11 Lion Street; Map 085 A.P. 001 Lot 395 (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 north and south side yard setback, front and rear yard setback, minimum lot size, minimum frontage, and maximum lot coverage for structures. Additionally, relief is required from Article VI, Off-Street Parking Regulations, Section 260-20, Required Off-Street Parking Spaces, Section 260-21(D), Parking Spaces not Counted Toward Meeting the Requirement; 260-23 Design Standards, Sections A(1) and 2(B) and Section 260-25, Parking Lot Landscaping. The Applicant seeks to convert the abandoned structure into a multi-family (3-unit) dwelling and provide five (5) parking spaces with one space being a nonstandard 8’x16’ sized space to allow for a compact vehicle within the front yard setback.

The Applicant WITHDREW the subject application on June 6, 2021 with the anticipation of a resubmittal for the July meeting.

6. **Jenny and Michael Mooney** for property located at 1045 South Road; Map 009 A.P. 019 Lot 092 (Zoned Farming, F-2). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Section 8(F) pertaining to the siting of accessory structures. The Applicant seeks to construct a 24’x30’ detached garage which will be located forward of the primary house and not comply with accessory structure regulations.

7. **Mary Ann Shallcross** for property owned by **Faithful Corporation** and located at 88 Crompton Road; Map 078 A.P. 013 Lot 042 (Zoned Farming, F-2). The Applicant seeks a Special Use Permit to allow for a 4,760 square foot addition to the existing daycare center while also increasing the capacity to one hundred (100) children. The permit is required under Chapter 260 of the Town Code; Zoning Ordinance, Table 1, Permitted Uses by Zone.

Zoning Board of Review Business

1. Minutes: Review/action on the following sets of minutes:
 - January 26, 2021 meeting
 - February 23, 2021 meeting
 - March 23, 2021 meeting
 - May 25, 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: 815 1089 7993

(The meeting ID will be different for every zoom meeting/webinar you join. The meeting ID above is specific to the **June 22, 2021 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: 815 1089 7993

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 lanthony@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.