

Zoning Board of Review

FEBRUARY 25, 2009 MEETING MINUTES

Present: George McKinnon, Antonio Fonseca, David Greene, S. James Busam, Gordon Stroupe,
John Kovolski

Absent: Peter Fogarty

The Woods, LLC as applicant and Effin's Last Resort as owner of property located at 325 Farnum Pike, listed as Lot 60E on Assessors Plat 46 located in an Light Industrial/Industrial Zone, are seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct twenty one (21) condominium units of which six (6) will be sold to persons who qualify under the Low and Moderate Income Housing Act and a forty five hundred (4500) square foot commercial building.

CONTINUED TO MARCH 25, 2009 MEETING

Richard Conti as applicant and owner of property located at Douglas Pike, listed as Lot 75B on Assessor's Plat 46 is seeking an Appeal of the Planning Boards decision to deny Master Plan to construct a retail center in a Commercial District under the Zoning Ordinance.

CONTINUED TO MARCH 25, 2009 MEETING

Charmayne Phillips as applicant and owner of property located at 28 Esmond Street, listed as Lot 66 on Assessor's Plat 25 is seeking a Use Variance under Section 4.3.B.10 and Section 4.4.B.10 Dwelling, Two Family to allow an existing two-family to remain in an R-20 District under the Zoning Ordinance.

APPROVED 5 - 0

The Little Village Schoolhouse as applicant and Diane Vaudrevil as owner of property located at 172 Pleasant View Avenue, listed as Lot 33A on Assessor's Plat 19 are seeking a Variance to deviate from Section 8.1.A.1, Section 8.1.A.2 General and Section 8.3.B Sign Permits to allow an existing sign to remain in an R-20 District under the Zoning Ordinance.

APPROVED 5 - 0

Omnipoint Communication, Inc. as applicant and Barmal Realty Corporation as owner of property located at 340 Waterman Avenue, listed as Lot 43 on Assessor's Plat 25 are seeking a Special Use Permit under Sections 4.3.G.26 and Section 4.4.G.26 Communication Antenna(s), Section 4.5 Dimensional Relief by Special Use Permit to install six (6) antennas on an existing smokestack in a Light Industrial District under the Zoning Ordinance.

APPROVED 5 - 0

Bryant University as applicant and owner of property located at 1150 Douglas Pike, listed as Lot 125 on Assessor's Plat 49 is seeking a Special Use Permit under Sections 4.3.D.3 and Section 4.4.D.3, College, Section 5.7.1 Planned Development and Variances to deviate from Section 7.4.D Public and Semi-Public, Section 5.4 Table 1 Dimensional Regulations, and Section 5.3.5 Height to construct a dormitory in a Planned Development District under the Zoning Ordinance.

APPROVED 5 - 0
