

# TOWN OF BURRILLVILLE

Town Hall Annex  
144 Harrisville Main Street  
Harrisville, Rhode Island  
02830-1499



Zoning Board of Review  
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## Zoning Hearing Minutes

**Hearing Date:** January 9, 2024

**Location:** Town Hall 105 Harrisville Main Street

**Meeting Called to Order:** 7:00 pm

**Members Present:** Ken Johnson (Chairman), John Patriarca (Vice Chairman), Giovanna Patriarca (Secretary), Mark Farrar, Jeremy Page, Erika Doherty (1st Alt), Tracey Keegan (2<sup>nd</sup> Alt)

**Members Absent:** None

**Voting Members:** Ken Johnson (Chairman), John Patriarca (Vice Chairman), Giovanna Patriarca (Secretary), Mark Farrar, Jeremy Page

**Staff/Consultants Present:** Steve Detonnancourt Zoning Official, William Dimitri, Legal Counsel, Lisa Reynolds, Administrative Aide, and Andrew D'Angelo, Court Stenographer.

**Staff/Consultants Absent:** None

**Acceptance of Minutes:** December 12, 2023.

**Voted to approve minutes.** Motion made by Mark Farrar. Seconded by Vice Chairman John Patriarca. Motion carried unanimously 5-0.

**Review of Resolutions:** CASE 2023-24: Coupe, Gregory

**Voted to approve the resolution 5-0.** Motion made by Vice Chairman John Patriarca. Seconded by Mark Farrar. Motion carried unanimously.

**Correspondence:** 11/12/23 Letter from Burrillville Land Trust re: Cases 2023-26 & 27.

Letter not read into the record as cases were withdrawn without prejudice.

### OLD BUSINESS:

**CASE 2023-26: Kelleher, Edward** applicant and owner of property located at **0 Wallum Lake Road**, in the village of Pascoag, town of Burrillville, Assessor's **Map 034 Lots 039** located in the F5 zone, has filed an application for a **Variance to construct a single family home**, seeking 300' of relief from the required 450' in an F5 zone under the Zoning Ordinance Chapter 30: Article IV Zoning District Dimensional Regulations, Section 30-111 Table of Dimensional Regulations Table II Minimum Lot Frontage. (Tabled from 12/12/23 Hearing).

Chairman Johnson noted that applicants have withdrawn their application without prejudice. Secretary Giovanna Patriarca read withdrawal letter into record.

**CASE 2023-27: Kelleher, Edward** applicant and **Kelleher Family Revocable Living Trust** owner of property located at **0 Wallum Lake Road**, in the village of Pascoag, town of Burrillville, Assessor's **Map 034 Lots 038** located in the F5 zone, has filed an application for a **Variance to construct a single family home**, seeking 300' of relief from the required 450' in an F5 zone and 0.1 acre of relief from the required 5 acres in an F-5 zone under the Zoning Ordinance Chapter 30: Article

IV Zoning District Dimensional Regulations, Section 30-111 Table of Dimensional Regulations Table II Minimum Lot Frontage and Minimum Lot Size. (Tabled from 12/12/23 Hearing)

Chairman Johnson noted that applicants have withdrawn their application without prejudice. Secretary Giovanna Patriarca read withdrawal letter into record.

**NEW BUSINESS:**

**CASE 2023-30: Andromeda Real Estate Partners**, applicant and owner of property located at **975-979 East Avenue**, in the village of Harrisville, town of Burrillville, Assessor's **Map 162 Lots 032** located in Village Commercial (VC) zone and Route 102 Overlay district, has filed an application for a **Variance to erect a 48 square foot sign**, seeking 8 square feet of relief from the maximum of 40 square feet under Zoning Ordinance Chapter 30: Article V Special Regulations, Section 30-157 Sign Regulations, (g) Requirements by zone, (1) Route 102 Overlay.

**Voted to approve.** Motion to approve up to 65 square feet by Mark Farrar. Seconded by Vice Chairman John Patriarca. Motion carried 5-0 with no stipulation(s).

**CASE 2023-31: Chamberland, Keith** applicant and owner of property located at **85 Laurel Hill Avenue**, in the village of Pascoag, town of Burrillville, Assessor's **Map 157 Lots 047** located in the R-12 and A-100 zones, has filed an application for a **Special Use Permit to raise chickens and ducks** under Zoning Ordinance Chapter 30, Article III Zoning District Use Regulations, Section 30-71 Zoning District Uses, Table 1, Section 1, Agricultural Uses 1, Raising of Animals in an R12 zone, S<sup>1</sup> Less than 5 acres.

**Voted to approve.** Motion by Mark Farrar. Seconded by Vice Chairman John Patriarca. Motion carried unanimously 5-0 with 5 stipulation(s).

1. No roosters.
2. Maintain secure, clean, and sanitary coops/pens.
3. Maintain food storage in rodent proof containers.
4. Continue rodent control.
5. Applicant to monitor cleaning and waste disposal so as not to cause excessive odor.

**OTHER BUSINESS:**

**Annual Election of Officers - 2023 Slate of Officers: Chairman-Ken Johnson, Vice Chairman-John Patriarca and Secretary-Giovanna Patriarca.**

**Voted to maintain current slate of officers.** Motion by Mark Farrar. Seconded by Vice Chairman John Patriarca. Motion carried unanimously 5-0.

**Notice of term expirations 3/31/24 -** Zoning Official Steve Detonnancourt noted that Mark Farrar, Erika Doherty and Tracey Keegan have terms expiring 3/31/24 and requested they submit a reappointment application or letter of resignation before February 1, 2024.

**Adjournment: Voted to adjourn at 7:53pm.** Motion by Secretary Giovanna Patriarca. Seconded by Vice Chairman John Patriarca. Motion carried unanimously 5-0.

Ken Johnson (Chairman)