

TOWN OF BURRILLVILLE

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



TOWN BUILDING
HARRISVILLE, R.I.

Zoning Board of Review
Phone (401) 568-4300 ext. 128
Fax (401) 710-9307
RI Relay 1-800-745-5555

Zoning Hearing Minutes

Hearing Date: November 14, 2023

Location: Town Hall 144 Harrisville Main Street

Meeting Called to Order: 7:00 pm

Members Present: John Patriarca (Vice Chairman), Giovanna Patriarca (Secretary), Mark Farrar, Jeremy Page, Erika Doherty (1st Alt), Tracey Keegan (2nd Alt)

Members Absent: Ken Johnson (Chairman)

Voting Members: John Patriarca (Vice Chairman), Giovanna Patriarca (Secretary), Mark Farrar, Jeremy Page, Erika Doherty (1st Alt), Tracey Keegan (2nd Alt)

Members Absent: Ken Johnson (Chairman)

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: October 10, 2023.

Review of Resolutions: CASE 2023-20: Nicole Lefebvre

CASE 2023-21: John Connolly

CASE 2023-22: Adler Properties, LLC

Voted to approve the October 10, 2023 Minutes and Resolutions 5-0. Motion made by Mark Farrar. Seconded by Vice Chairman John Patriarca. Motion carried unanimously.

Correspondence: Letter of recommendation from Burrillville Planning Board for CASE 2023-25: The Narragansett Electric Company

Old Business: None

New Business:

CASE 2023-24: Coupe, Gregory applicant and Carpenter Susan owner of property located at 0 Gig Rd, in the village of Nassonville, town of Burrillville, Assessor's **Map 131 Lots 014-018** located in F2 and A120 zones, have filed an application for a **Variance to construct a single family home**, seeking relief on road frontage of 300' with providing access on the unmaintained portion of Gig Rd 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 until 12/12/2023 Zoning Board Meeting**

CASE 2023-25: The Narragansett Electric Company applicant and owner of property located at 445 Douglas Turnpike, in the village of Harrisville, town of Burrillville, Assessor's **Map 131 Lot 030** located in F2 and A-100 zones, has filed an application for a **Variance to construct a metal switchgear building**, seeking relief on frontage of 325' in an A-100 aquifer zone under the Zoning Ordinance Chapter 30: Article IV Zoning District Dimensional Regulations Section 30-202 Aquifer Zoning. The applicant also is seeking a **Use Variance** for the installation of the second transformer which will be an expansion of the existing use, which is considered an existing non-conforming use.

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 until 12/12/2023 Zoning Board Meeting**

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 5acres 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 until 12/12/2023 Zoning Board Meeting**

CASE 2023-28: Bessette, Brett applicant and owner of property located at 0 Douglas Turnpike, in the village of Harrisville, town of Burrillville, Assessor's **Map 131 Lots 046** located in the F5 and A-80 zones, has filed an application for a **Variance to construct a single family home**, seeking 64,319sqft of relief from the required 80,000sqft required in an A-80 aquifer zone under the Zoning Ordinance Chapter 30: Article IV Zoning District Dimensional Regulations, Section 30-202 Aquifer Zoning. This lot is also a preexisting non-conforming lot of record and falls in Section 30-73 Nonconformance, (B) Substandard Lots of Record, (1) Single Lot.

CASE 2023-29: Rebel-Unon Partners, LLC applicant and **Nason Square, LLC** owner of property located at 0 Victory Highway, in the village of Harrisville, town of Burrillville, Assessor's **Map 114 Lots 012** located in the GC and A-80 zones, have filed an application for a **Variance to construct a 10,640sqft retail store with a sales floor area of 8,845sqft**, relief from the required 100 required parking space down to 37 parking spaces under the Zoning Ordinance Chapter 30: Section 30-156 Off Street Parking and Loading, (a) Off Street Parking (1)(d). and an increase in sign size located in the 102 Overlay District by 10sqft from the required 40sqft under the Zoning Ordinance Chapter 30: Section 30-157 Sign Regulations, (g) Requirements by Zone, (1) Route 102 Overlay Zone.

Other Business: Acceptance of 2024 Zoning Board Meeting Calendar

Adjournment: Voted to adjourn at 9:11 pm 5-0. Motion by Mark Farrar, seconded by Secretary Giovanna Patriarca. Motion carried unanimously.

John Patriarca (Vice Chairman)