

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
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Zoning Hearing Minutes

Hearing Date: April 11, 2023

Location: Town Hall 144 Harrisville Main Street

Meeting Called to Order: 7:00 pm

Members Present: Ken Johnson, Chairman, John Patriarca, Vice Chairman, Giovanna Patriarca, Secretary, Jeremy Page, Julie Sylvestre (1st alt).

Members Absent: Mark Farrar and Erika Doherty (2nd alt)

Voting Members: Ken Johnson, Chairman, John Patriarca, Vice Chairman, Giovanna Patriarca, Secretary, Jeremy Page, Julie Sylvestre (1st alt).

Staff/Consultants Present: William Dimitri, Legal Counsel, Nicole Stockwell, Administrative Aide, Lisa Reynolds, Administrative Aide and Andrew D'Angelo, Court Stenographer.

Staff/Consultants Absent: Building Official-(vacant position)

Acceptance of Minutes: February 14, 2023. **Voted to accept 5-0.** Motion by Secretary Giovanna Patriarca. Seconded by Vice Chairman John Patriarca. Motion carried unanimously.

Acceptance of Resolutions:

CASE 2022-14 Bauchemin: Voted to accept for the record. Motion by Julie Sylvestre. Seconded by Vice Chairman John Patriarca. Motion carried unanimously.

CASE 2022-15 Zheng: Voted to accept for the record. Motion by Secretary Giovanna Patriarca. Seconded by Vice Chairman John Patriarca. Motion carried unanimously.

CASE 2023-01 Cardon: Voted to accept for the record. Motion by Julie Sylvestre. Seconded by Vice Chairman John Patriarca. Motion carried unanimously.

Correspondence:

Letter of recommendation from Planning Board re: Case 2023-06

Letter of recommendation from Planning Board re: Case 2023-08

Letter from Conservation Commission re: Case 2023-08

Letter from Burrillville Land Trust re: Case 2023-08

Old Business:

CASE 2022-16 Johnston, Richard & Joan applicants and **Johnston, Richard & Joan**, owners of property located at 0 Union Ave, in the village of Harrisville, town of Burrillville, Assessor's **Map 158 Lots 14-16** located in R12 and A80 Zones, have filed an application for a **Variance to construct a single family home** under Zoning Ordinance 30-202 Aquifer Zoning, (d) Lot Dimensional Requirements, lot area, lot width and front yard setback

Voted to approve 5-0. Motion by Secretary Giovanna Patriarca. Seconded by Vice Chairman John Patriarca. Motion carried unanimously.

New Business:

CASE 2023-02 Frost, Jonathan applicant and **Frost, Jonathan**, owner of property located at 660 Whipple Road, in the village of Pascoag, town of Burrillville, Assessor's **Map 122 Lot 20** located in the F2 zone, have filed an application for a **variance**

to construct a garage under the Zoning Ordinance: Article IV Zoning District Dimensional Regulations, Section 30-11 Table of Dimensional Regulations, Table II Maximum Height of Accessory Structure.

Voted to approve 5-0 with stipulations. Motion by Secretary Giovanna Patriarca. Seconded by Julie Sylvestre. Motion carried unanimously.

CASE 2023-03 Dumouchelle, Mark & Laurie applicant and **Dumouchelle, Mark & Laurie**, owner of property located at 395 Sherman Farm Road, in the village of Harrisville, town of Burrillville, Assessor's **Map 108 Lot 010** located in the F2 zone, have filed an application for a **variance to construct a garage** under the Zoning Ordinance: Article IV Zoning District Dimensional Regulations, Section 30-11 Table of Dimensional Regulations, Table II Maximum Height of Accessory Structure. **Voted to approve 5-0.** Motion by Secretary Giovanna Patriarca. Seconded by Julie Sylvestre. Motion carried unanimously.

CASE 2023-04 Mayhew, Ian & Julie applicants and **Mayhew, Ian & Julie**, owners of property located at 215 Victory Highway, in the village of Mapleville, town of Burrillville, Assessor's **Map 249 Lot 016** located in the F2 and A80 zones, have filed an application for a **variance to construct a garage** under the Zoning Ordinance: Article IV Zoning District Dimensional Regulations, Section 30-11 Table of Dimensional Regulations, Table II Maximum Height of Accessory Structure. **Voted to approve 5-0.** Motion by Secretary Giovanna Patriarca. Seconded by Julie Sylvestre. Motion carried unanimously.

CASE 2023-05 Saad, Steven & Aimee, applicants and **Saad, Steven & Aimee**, owners of property located at 133 Victory Highway, in the village of Mapleville, town of Burrillville, Assessor's **Map 249 Lot 025** located in the F2 and A80 and A100 zones, have filed an application for a **variance to construct a garage** under the Zoning Ordinance: Article IV Zoning District Dimensional Regulations, Section 30-11 Table of Dimensional Regulations, Table II Maximum Height of Accessory Structure. **Voted to approve 5-0.** Motion by Secretary Giovanna Patriarca. Seconded by Julie Sylvestre. Motion carried unanimously.

CASE 2023-06 Getaway, applicant and **Rhode Island Boy Scouts**, owner of property located at 724 Buck Hill Road, 0 Buck Hill Road and 0 Lee Circle in the village of Pascoag, town of Burrillville, Assessor's **Map 117 Lot 027, Map 137 Lot 001 and Map 151 Lot 001** located in the F5 zone, have filed an application for a **Special Use Permit to construct a 65 site campground** under the Zoning Ordinance: Article III Zoning District Use Regulations, Section 30-71 Zoning District Uses, Table I, Principle Use, Section 3. Open Recreation Uses, 5. Camping area. Application withdrawn without prejudice. Letter of withdrawal read into record by Chairman Ken Johnson

CASE 2023-07 Deschamps, Todd & Danielle, applicants and **Deschamps, Todd & Danielle**, owners of property located at 95 Shady Lane, in the village of Pascoag, town of Burrillville, Assessor's **Map 209 Lot 126** located in the R20 zone, have filed an application for a **variance to construct an attached two story garage with living space above** under the Zoning Ordinance: Article IV Zoning District Dimensional Regulations, Section 30-11 Table of Dimensional Regulations, Table II Minimum Yard Setback, Side.

Voted to approve 5-0 with stipulations. Motion by Secretary Giovanna Patriarca. Seconded by Vice Chairman John Patriarca. Motion carried unanimously.

CASE 2023-08 Woods, Robert, applicant and **Woods, Robert**, owner of property located at 300 Only Keach Road, in the village of Pascoag, town of Burrillville, Assessor's **Map 206 Lot 007** located in the F5 and A80 zones, has filed an application for a **variance to construct a 4 lot Rural Residential Compound** under the Zoning Ordinance: Article VI Special Use Regulations, Section 30-208 Rural Residential Compounds (b) Definition Purpose & Review (1) Density of one dwelling unit per 10 acres of land and (d) Calculations and Dimensional Regulations (e) General Requirements (1) Minimum of 50 feet frontage on a town accepted road.

Voted to approve 5-0 with stipulations. Motion by Julie Sylvestre. Seconded by Vice Chairman John Patriarca. Motion carried unanimously

Other Business:

Board Member Reappointments & Election of officers

Chairman Ken Johnson stated that other business items will be addressed at the May 9, 2023 hearing due to time constraints.

Adjournment: Voted to adjourn at 10:15pm 5-0. Motion by Vice Chairman John Patriarca. Seconded by Julie Sylvestre. Motion carried unanimously.

Ken Johnson, Chairman

Lisa Reynolds, Administrative Aide