

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: October 10, 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), Mark Farrar, Jeremy Page, Erika Doherty (1st Alt)

Members Absent: Tracey Keegan (2nd Alt)

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: September 12, 2023.

Review of Resolutions: CASE 2023-19: Brizard, Mark

Voted to approve the September 12, 2023 Minutes and Resolutions 5-0. Motion made by Mark Farrar. Seconded by Vice Chairman John Patriarca. Motion carried unanimously.

Correspondence: None

Old Business: None

New Business:

CASE 2023-20: Nicole Lefebvre, applicant and owner of **1430 Douglas Turnpike, Map 078 Lot 015**, located in the F-5 and A-80 zones has filed an application for a **Special Use Permit to raise animals-2 pot belly pigs and 3 goats** per Zoning Ordinance: Article III Zoning District Use Regulations, Section 30-71 Zoning District Uses, Table 1, Section 1. Agricultural Uses, (1) Raising of animals, footnote¹ acreage.

Voted to approve CASE 2023-20: Nicole Lefebvre with 1 stipulation to follow stipulations set in the Animal Control Officer Letter of Recommendation. Motion made by Mark Farrar. Seconded Vice Chairman John Patriarca. Motion carried unanimously.

CASE 2023-21: John Connolly, applicant and owner of **756 Black Hut Road, Map 093 Lot 108**, located in the R-20 zone has filed an application for a **Variance to construct a garage addition**, seeking 22' of relief from the minimum 30' front setback, 6' of relief from the minimum 10' side setback and 3' of relief from the minimum 30' rear setback per Zoning Ordinance 30-114 Exception to minimum setbacks and section 30-111 Table of Dimensional Regulations.

Voted to approve CASE 2023-21: John Connolly with no stipulations. Motion made by Mark Farrar. Seconded Vice Chairman John Patriarca. Motion carried unanimously.

CASE 2023-22: Adler Properties, LLC applicant and **MK Leasing, LLC** owner of **0 Charcuterie Drive, Map 213 Lots 14&15**, located in the GI zone have filed an application for a **Special Use Permit to construct a soil material storage area (gravel pit)** per Zoning Ordinance Article III, Section 30-71, Table 1, Section 10, Item #3- Open Storage of Sand and Gravel.

Voted to approve CASE 2023-22: Adler Properties, LLC with 1 stipulation to keep mature pine trees on the perimeter of the property for a buffer. Motion made by Mark Farrar. Seconded Vice Chairman John Patriarca. Motion carried unanimously.

CASE 2023-23: Jennifer Lowell, applicant and owner of **101 Barnes Road, Map 181 Lot 030**, located in the F-5 and A-120 zones has filed an application for a **Special Use Permit to raise animals - 20 chickens, 2 goats, 2 sheep and 2 alpacas** per Zoning Ordinance Article III Zoning District Use Regulations, Section 30-71 Zoning District Uses, Table 1, Section 1, Agricultural Uses 1, Raising of Animals in an S¹ zone, Less than 5 acres in an F-5 zone. **Application withdrawn 9/27/23.**

Other Business: None

Adjournment: Voted to adjourn at 7:48 pm 5-0. Motion by Vice Chairman John Patriarca. Seconded by Secretary Giovanna Patriarca. Motion carried unanimously.

Ken Johnson, Chairman