

Town of North Kingstown



Zoning Board of Review Meeting

Tuesday, March 8, 2022

Municipal Offices Courtroom

100 Fairway Dr.

North Kingstown, RI 02852

7:00 PM

Zoning Board of Review

Edwin Andrews

John V. Gibbons, Jr. - Vice
Chairman

John Kliever

Patricia O'Connor-Siegmund

Cynthia Warren

Randy Wietman - Chairman

Christopher Zangari

Agenda

- 1 Call to Order
- 2 Pursuant to RIGL 42-46-6(c), notice of this meeting has been posted on the Secretary of State's website
- 3 Minutes
 - 3.a February 22, 2022
- 4 Old Business
 - 4.a Discussion/Decision: Application of Wickford Schoolhouse LLC of 38 Franks Neck Road, Narragansett, RI 02882 for dimensional variances and special use permits related to the redevelopment of the former elementary school in accordance with the following: dimensional variance from Section 21-93 (b)1 – Wickford Village Center district - General provisions building footprint allowances; dimensional variances from Article IV – Dimensional Regulations, Table 2B

Business Districts building height and building story allowances; dimensional variance from Section 21-271 - Methods of determining off-street parking requirements for off-street parking between the street and the building face containing the principal entrance; special use permit from Article III – Land Use Table for the proposed multi-family use; and a special use permit from Section 21-93 (b)1 – Wickford Village Center district - General provisions gross floor area allowances for improvements to be located at 99 Phillips Street, North Kingstown, RI 02852, Plat 116 Lot 109 and zoned Wickford Village Center (WVC). (Continued from 2/8/22).

- 4.b Discussion/Decision: Application of Wickford Schoolhouse LLC of 38 Franks Neck Road, Narragansett, RI 02882 for dimensional variances and special use permits related to the redevelopment of the former theater building, duplex residence, and garage structure in accordance with the following: dimensional variances from Article IV – Dimensional Regulations, Table 2B Business Districts for building height allowances, minimum setbacks from residential districts, maximum building width requirements, and minimum front setback requirements in the Wickford Village District Zone; special use permit from Article III – Land Use Table for the proposed multi-family use; and a special use permit from Section 21-93 (b)1 – Wickford Village Center district - General provisions gross floor area allowances for improvements to be located at 84-90 Phillips Street, North Kingstown, RI 02852, Plat 92 Lot 40 & 41 and zoned Wickford Village Center (WVC). (Continued from 2/8/22 & 2/22/22).
- 4.c Application of John M. & Nancy Hoban of 101 Essex Road, North Kingstown, RI 02852 for the approval of a special use permit for a proposed detached accessory dwelling unit, in accordance with Article III-Land Use Table; and for a dimensional variance from the maximum gross floor area limitations for an accessory dwelling unit in accordance with Article XII- Miscellaneous Provisions: Sec 21-325(7) Accessory Dwelling Units, for a proposed accessory dwelling unit to be located at 101 Essex Road, North Kingstown, RI 02852, Plat 158 Lot 16, zoned Neighborhood Residential (NR), and in the Groundwater Overlay District (GW2). (Continued from 2/22/22).

5 Adjournment

THE TOWN OF NORTH KINGSTOWN WILL PROVIDE INTERPRETERS FOR THE DEAF AND HARD OF HEARING AT ANY MEETING PROVIDED A REQUEST IS RECEIVED THREE (3) DAYS PRIOR TO SAID MEETING BY CALLING 294-3331, EXT. 120.