



Town of South Kingstown, Rhode Island

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OFFICE OF THE BUILDING OFFICIAL

Witness: South Kingstown Town Clerk

NOTICE OF DECISION

ZONING BOARD OF REVIEW

August 22, 2011

At a meeting of the Zoning Board of Review held August 17, 2011, the Board **granted** the request for a **Special Use Permit** to operate a liquor store (Use Code 55.3) in the Route 1 Special Management District for property which is the subject of this petition and is owned by **SCC Investments, LLC**. This application is made by **Village Liquors, LLC**. Premises located at 50 South County Commons Way, South Kingstown, RI, Lot 20, Tax Assessor's Map 50.

The Decision of the Board is as follows:

Mr. Runge made a motion to approve the petition of Village Liquors, LLC, PO Box 1702, East Greenwich, Rhode Island, for a special use permit to operate a liquor store, Use Code 53.3, in a Route 1 Special Management District. Premises located at 50 South County Commons Way, and that's in South Kingstown, Rhode Island, Assessor's Map 50, Lot 20. The applicant's attorney is here this evening, and he's described what he'd like to propose in this area. He's gone through a lot of different details, obviously, the first one being that the population in South Kingstown has grown to the point where a fifth liquor license is possible. We're here just to hear the arguments, if this liquor store in this particular area would change the specific character of the surrounding area, and that's basically the guidelines for the special use permit. And in this case, the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. We've heard testimony regarding ingress and egress to the area; off-street parking issues came up, they were addressed satisfactorily. Trash, storage, delivery, is not an issue; utilities are existing; there's already screening, buffering. This is a Special Management Zone with a lot of retail outlets to begin with. Signs will be addressed appropriately. And it's found to be generally compatible with lots in that general area, abutting lots. It looks reasonable, so with that said, again, I'd like to propose we approve this petition for Village Liquors, LLC.

Mr. Cagnetta seconded the motion.

Mr. Runge amended his motion to incorporate the Planning Board Conditions of Approval "said conditions being recorded in the Land Evidence Records in Book L1438 Page 31", specifically, 1,742 square feet, and the location of the site.

Mr. Cagnetta seconded the amended motion.

VOTE: Runge, Aye; Cagnetta, Aye; Bernardo, Aye; Toth, Aye; George, Aye.

IT WAS THE UNANIMOUS DECISION OF THE BOARD TO GRANT THE PETITION PER THE PLANNING BOARD CONDITIONS OF APPROVAL.

Jeffrey T. O'Hara, Clerk
Zoning Board of Review