



# Town of South Kingstown, Rhode Island

## BUILDING AND ZONING DEPARTMENT

180 High Street  
Wakefield, RI 02879  
Tel (401) 789-9331 x1225

March 8, 2021

Contemporary Theater Company  
321 Main Street  
Wakefield, RI 02879

At a meeting of the Zoning Board of Review held February 24, 2021, your petition for a Special Use Permit was granted for premises located at 321 Main Street, South Kingstown, Tax Assessor's Map 57-4, Lot 211.

Please be further advised that there is a One-year Expiration. Any variance or special use permit shall expire one year after the date of the filing of the decision in the office of the Town Clerk, unless the applicant shall, within one year, obtain a legal building permit and proceed with the construction, or obtain a certificate of occupancy when no legal building permit is required. If application is made prior to the expiration of the initial one-year period, the Board may, upon written request and for cause shown, renew the variance or special use permit for a second one-year period. Said request for an extension need not be advertised nor noticed, per South Kingstown Zoning Ordinance Section 910.

If you have to apply for a building permit, this Decision must be presented to the Building Official's office at the time you make application for your building permit.

Regards,

James Gorman,  
Building Official & Zoning Clerk  
Town of South Kingstown



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 B/P:1781/Pgs 270 - 271; (2 pgs)  
 INST# 13006  
 TOWN OF SOUTH KINGSTOWN, RI



## Town of South Kingstown, Rhode Island

**BUILDING AND ZONING DEPARTMENT**  
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### NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Daniels and duly seconded by Mr. Charkowick  
 Passed unanimously 5-0  
 (T. Daniels-Aye, C. Charkowick-Aye, W. Mark-Aye, W. Rosen-Aye, R. Cagnetta-Aye)

At a meeting held on February 24, 2021 regarding the Petition of the Contemporary Theater Company c/o Terrence G. Simpson, 321 Main Street, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to amend the existing Special Use Permit. The request is to construct a two story addition with incorporated deck to the theater rehearsal studio. The applicant also requests the liquor service area to be expanded into the proposed addition. Previous Special Use Permits were granted on June 21, 2017 and February 21, 2012. Lot size is .37 Acres. A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations) and Section 907 (Standards of Relief). Owner of the property is Contemporary Theater Company for premises located at 321 Main Street, South Kingstown, RI, Assessor's Map 57-4, Lot 211, and is zoned CD (Commercial Downtown).

**The following individuals spoke as representatives of the applicant:**

- Terrence Simpson, President of the Board, The Contemporary Theater Company
- Christopher Simpson, Executive Director of The Contemporary Theater Company

**The following materials were entered into the record:**

- Application with Narrative, signed and dated January 13, 2021; Owner Authorization Form signed and notarized January 13, 2021; 200' Radius Map and Abutter's List; Liquor Sales Location Plan dated January 2021 (C1); Existing Conditions (A1.1, A1.2); Progress Plan 9-28-2020 (A2.1, A3.3)
- Supplemental Material
  - RI DEM Insignificant Alteration Permit Correspondence dated July 28, 2020 (3pages)
  - Photos (3 total), exterior
- Legal Notice, Proof of Certified Mailings and Notarized Affidavit of Mailing

**There was no one present who spoke in favor of or opposition to the application.**

**Findings of Fact:**

1. The Board finds that the special use is specifically authorized by this Ordinance, because A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations) and Section 907 (Standards of Relief).
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because it is specifically authorized by the Ordinance and the given testimony and proposal meets all of the required standards of the Ordinance. In addition, the applicant's already have a Special Use Permit for liquor service and they are simply looking to expand the service area into the proposed areas as shown on the submitted site plan. In granting this petition the Zoning Board understands that the final licensing and any licensing restrictions will be up to the South Kingstown Town Council.

3. The Board finds that 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. In so doing, the Board has considered whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to the following matters, where applicable:

(i) Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or catastrophe; no additional traffic is anticipated and existing access is sufficient.

(ii) Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare or odor effects of the special use permit on adjoining lots; not applicable

(iii) Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above; not applicable, on-site trash storage is already in place.

(iv) Utilities, with reference to locations, availability and compatibility; not applicable

(v) Screening and buffering with reference to type, dimensions and character; not applicable screening and buffering is already in place.

(vi) Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable, existing signage is already in place.


(vii) Required yards and other open space; not applicable

(viii) General compatibility with lots in the same or abutting zoning districts, this is not applicable because this area of town has several other businesses that also have liquor licenses and the proposed Special Use Permit will not alter the general character of the area. This is simply an expansion of the liquor service area previously granted on an existing Special Use Permit.

**Approval is subject to the following conditions:**

- South Kingstown Town Council granting necessary approvals for the expansion of the liquor service area.

Respectfully,



James Gorman,  
Building Official & Zoning Clerk  
Town of South Kingstown