



## Town of South Kingstown

180 High Street  
Wakefield RI 02879  
Tel. 401-789-9331 x1225  
[www.southkingstownri.com](http://www.southkingstownri.com)

# ZONING BOARD of REVIEW MEETING AGENDA

Wednesday January 26, 2022 at 7:00 p.m.

VIA ZOOM VIDEO CONFERENCE – WEBINAR I.D. # 930 4277 5668

### Internet Computer Access

<https://southkingstownri.zoom.us/j/93042775668>

### Telephone Access

+1 (929) 205 6099	+1 (312) 626 6799	+1 (669) 900 6833
+1 (253) 215 8782	+1 (301) 715 8592	+1 (346) 248 7799

Additional Instructions to Access the Meeting are available immediately following the Agenda Items

### AGENDA ITEMS:

#### A. CALL TO ORDER

#### B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS

#### C. AGENDA ITEMS \* Order can be subject to change\*

- I. **Petition of Emily and Craig Totten**, 900 Tuckertown Road, Wakefield, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a one (1) bedroom detached Accessory Apartment. The living area of the accessory apartment will be 750 square feet, the maximum allowed. The proposed building will also include a 6' x 12' covered porch. The Lot size is 5.04 acres. **A Special Use Permit is required per Zoning Ordinance Section 503.2 (Accessory Apartments) and Section 907 (Standards of Relief)**. Owner of the property is Pennington Partners LLC, for premises located at 900 Tuckertown Road, South Kingstown, Assessor's Map 61, Lot 67 and is zoned R200.

[Application, 900 Tuckertown Road](#)

- II. **Petition of Scott Riemer**, 3 Plum Court, Katunah, NY 10536 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 6' x 14' deck attached to the existing single-family dwelling. The deck will be located 19.9' from the front property line. The required front yard setback is 25'. Relief of 5.1' is requested. The Lot size is .23 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 907 (Standards of Relief)**. Owner of the property is Scott & Karen Riemer for premises located at 178 Balsam Road, South Kingstown, Assessor's Map 83-2, Lot 222 and is zoned R30.

[Application, 178 Balsam Road](#)

- III. **Petition of James McKelvey**, 109 Columbia Street, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 16'4" x 19'5" detached garage. The proposed garage will be located 20' from the corner-side property line. The required corner-side setback is 25'. Relief of 5' is requested. Lot size is .14 acres. **A Dimensional Variance is required per Zoning Ordinance Section 208 (Nonconforming Lots of Record – Accessory Building Setback Requirements) and Section 907 (Standards of Relief)**. Owner of the property is James M. & Larea Jo McKelvey, for premises located at 109 Columbia Street, South Kingstown, Assessor's Map 57-1, Lot 201 and zoned R10.

[Application, 109 Columbia Street](#)

- IV. **Petition of Caroline Wilkel**, 101 Angelfish Lane, Jupiter FL 34477 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 14' x 22' accessory structure on the property. The applicant also seeks to construct an addition to the first story of the existing dwelling. Both the accessory structure and dwelling addition will be

located 13' from the front property line. The required front yard setback is 35'. Relief of 22' is requested. The proposed building height of the accessory structure is 20'. The accessory structure height limit is 15'. Relief of 5' is requested. Lot size is .45 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming Lots of Record – Building Setback Requirements), Section 208 (Nonconforming Lots of Record – Accessory Building Setback Requirements) Section 503.1 (Accessory Structures), and Section 907 (Standards of Relief).** Owner of the property is Caroline S. Wilkel Trust, for premises located at 1039 Matunuck Beach Road, South Kingstown, Assessor's Map 93-4, Lot 14 and zoned R20

[Application, 1039 Matunuck Beach Road](#)

- V. **Petition of Harpin Family Trust**, 92 Indian Trail South, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 20' x 55' second story addition to the existing single-family dwelling. The proposed addition will be located 15' from the front property line. The required front yard setback is 35'. Relief of 20' is requested. Lot size is .16 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 907 (Standards of Relief).** Owner of the property is Harpin Family Living Trust for premises located at 92 Indian Trail South, South Kingstown, Assessor's Map 34-4, Lot 3 and zoned R 20.

[Application, 92 Indian Trail South](#)

**NOTE: FOR ALL OTHER SUPPLEMENTAL DOCUMENTATION INCLUDING ANY CORRESPONDENCE CLICK THE LINK BELOW:**

[South Kingstown Current Zoning Applications](#)

**D. OTHER ITEMS:**

- I. Attendance for February 16, 2022 Zoning Board of Review

**E. ADJOURNMENT**

**NOTES:**

**LOSS OF INTERNET CONNECTIVITY**

- In the event that the host (Town of South Kingstown) or any Zoning Board Members lose power or internet connection during the meeting and the meeting is unable to continue all unheard petitions will be automatically continued to the next regularly scheduled Zoning Board of Review meeting.
- In the event that an applicant loses power or internet connection during the meeting, the applicant's petition will automatically be continued to the next regularly scheduled Zoning Board of Review meeting.

**TECHNICAL DIFFICULTIES**

Should anyone experience technical difficulties in participating in this meeting, please immediately contact Jess Spence, Zoning Administrative Assistant, by email [jspence@southkingstownri.com](mailto:jspence@southkingstownri.com) during the meeting. We will do our best to help resolve any technical issues that may occur.

**INSTRUCTIONS TO ACCESS THE MEETING:**

**MEMBERS OF THE PUBLIC:**

The public can join this Zoom meeting electronically by computer, smartphone or tablet using the instructions below. If you do not have a smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone.

**Testing Computer & Audio Equipment**

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting.

Please use the following link for detailed information from Zoom on how to test your equipment:

<https://support.zoom.us/hc/en-us/articles/115002262083>

**Accessing the Zoom Meeting via Computer, Tablet or Smartphone:**

- **Click on this link to join the meeting:** <https://southkingstownri.zoom.us/j/93042775668>

- When prompted you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- You will be able to view site plans, see members, and listen to discussion in the Zoom meeting
- If you would like to speak during the meeting, use the 'raise your hand' feature of the Zoom platform to inform the host. Speakers will be recognized individually by the Zoning Board chair. Once recognized you can share your comments via audio.

Accessing the Meeting by Telephone Only:

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
- **Dial this phone number to join the meeting:** Or Telephone:  
(For higher quality, dial a number based on your current location):
  - ❖ +1 929 205 6099;
  - ❖ or +1 312 626 6799;
  - ❖ or +1 669 900 6833;
  - ❖ or +1 253 215 8782;
  - ❖ or +1 301 715 8592;
  - ❖ or +1 346 248 7799
- If prompted to enter a Webinar ID, use your phone to dial the following ID: **930 4277 5668**
- When you join the meeting, your phone will be muted.
- If you would like to speak regarding an application, dial \*9 to 'raise your hand,' and inform the host. You will be recognized to speak. Once recognized to speak you dial \*6 to mute or unmute your telephone.

Basic Troubleshooting when Speaking:

If you have been recognized to speak, but cannot be heard in the Zoom meeting use the following steps to troubleshoot your computer audio, or telephone connection.

- Ensure your microphone or telephone is unmuted. For users joining the meeting in the virtual meeting room you will find your 'mute' control in the lower left hand corner of the Zoom meeting screen. For telephone only users, dial \*6.
- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the 'drop-down' menu located beside the 'mute' control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to enter a meeting id after calling the phone number, and a participant ID.
- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you rejoin the meeting and still cannot speak, use the 'Q&A' function on the Zoom screen to inform the host that you cannot be heard.

Accessing Documents & Site Plans:

To access documents, and view site plans discussed during a meeting, please use the direct links on the meeting agenda or click the following link to view all current applications:

<http://www.southkingstownri.com/1000/Current-Zoning-Applications>

**PANELISTS:**

Applicants, Board members and invited guests should use the Zoom invitation link sent to your provided email address to access the meeting. If you do not have access to your email invitation provided to you in advance of the meeting you may join the meeting using the instructions above for public access and you will be promoted to a panelist.