

**Zoning Board of Review
Woonsocket, Rhode Island
Public Hearing June 10, 2019 7:00 P.M.
3rd Floor, Harris Hall, Woonsocket City Hall**

Members Present: Kathryn Dumais
Brian Kane, 2nd Alternate
Steven Laramée
Alan Leclaire, Chairman
Dennis Losardo, Vice Chairman
Richard Monteiro

Absent: Scott MacLennan, 1st Alternate

Also: Peter Wasylyk, Assistant City Solicitor Jennifer Masse, Recording Secretary
Peter Carnevale, Assistant Zoning Official Barbara Montijo, Court Reporter

Jennifer Masse took roll call which showed the above members present.

Application (5810)

GARY FERNANDES, OWNER AND IGLESIA PENTECOSTAL ARCA DE REFUGIO, GERARDO VASQUEZ, APPLICANT: 30 Main Street, also known as Lot 79 on the Tax Assessor's Plat 14, located in a C-1 Urban Commercial District and within the Downtown Overlay District; filed an application requesting SPECIAL USE PERMITS pursuant to Sections 2.1-6.6, 3.3-5, 4.5.4, 8.1-1, 8.1-3.2, 8.1-3.3 and 18 of the Ordinance. The existing building contains 2 commercial units and 7 apartments. The applicant proposes to use the currently vacant commercial unit at the first floor for a place of worship, a church. The lot in question contains approximately 2,800 square feet of land area.

A MOTION by Mr. Monteiro, seconded by Mr. Losardo to remove Application (5810) from the TABLE. MOTION carried.

A MOTION by Mr. Kane, seconded by Mr. Losardo, to accept the letter of withdrawal for Application (5810) into the record. MOTION carried.

Application (5811)

NEHAT SALIU AND ZYBEJDE SALIU, OWNERS AND APPLICANTS: 783 Mendon Road (corner LeFrancois Boulevard), also known as Lot 145 on the Tax Assessor's Plat 48, located in an R-2 Low Density Single-Family Residential District; filed an application seeking a SPECIAL USE PERMIT pursuant to Sections 4.1(13), 15.8-3 and 18.1.13, Backyard Chicken Keeping, to maintain no more than five (5) chickens in the rear yard. The lot in question contains approximately 17,405 square feet of land area.

After being sworn in and speaking for his parents, Veton SalIU gave additional testimony for this application. With Linda Lambert, Sandra Tessier, Jeanne Poirier, and Kenneth Camilucci speaking against this application and with no one coming forward to speak in favor of this application, Chairman Leclaire closed testimony from the floor.

Chairman Leclaire called for comments from the Board. With there being none, Chairman Leclaire called for Motions from the Board.

A MOTION by Mr. Losardo, seconded by Mr. Monteiro, to **GRANT** Application (5811) with two (2) stipulations.

Stipulations:

1. Strict compliance with plans and testimony as presented to the Board unless otherwise stipulated by the Board.
2. Metal chicken wire must be used around the chicken coop.

Roll Call Vote:

Ms. Dumais	to Grant with two (2) stipulations
Mr. Laramée	to Grant with two (2) stipulations
Mr. Losardo	to Grant with two (2) stipulations
Mr. Monteiro	to Grant with two (2) stipulations
Mr. Leclaire	to Grant with two (2) stipulations

The SPECIAL USE PERMIT has been GRANTED for application (5811) with a 5-0 vote.

Findings of fact:

1. No testimony was given showing any data shows having backyard chickens in the neighborhood will have any effect on the neighboring properties.
2. No testimony was given showing backyard chickens will have a negative effect on the neighborhood property values.
3. The applicant will enjoy full and beneficial use of the property.

MOTION by Mr. Laramee, seconded by Ms. Dumais, to Adopt the Findings of Fact. MOTION carried.

Application (5812)

SEMIR HASUKIC AND SEDIN HASUKIC, OWNERS AND APPLICANTS: 128 Pine Crest Drive, also known as Lot 623 on the Tax Assessor's Plat 38, located in an R-2 Low Density Single-family Residential District; filed an application seeking a SPECIAL USE PERMIT pursuant to Sections 4.4(13), 15.8-3 and 18.1.13, Backyard Chicken Keeping, to maintain no more than five (5) chickens in the rear yard. The lot in question contains approximately 10,000 square feet of land area.

After being sworn in Semire Haukic, applicant, and Vanessa Hasukic gave additional testimony for this application. With no one coming forward to speak for nor against this application, Chairman Leclaire closed testimony from the floor.

Chairman Leclaire called for comments from the Board. With there being non, Chairman Leclaire called for any MOTIONS from the Board.

Mr. Larmee, seconded by Mr. Monteiro, made a MOTION to **GRANT** Application (5812) with one (1) stipulation.

Stipulation:

1. Strict compliance with plans and testimony as presented to the Board unless otherwise stipulated by the Board.

Roll Call Vote:

Ms. Dumais	to Grant with one (1) stipulation
Mr. Laramee	to Grant with one (1) stipulation
Mr. Losardo	to Grant with one (1) stipulation
Mr. Monteiro	to Grant with one (1) stipulation
Mr. Leclaire	to Grant with one (1) stipulation

The SPECIAL USE PERMIT has been GRANTED for application (5812) with a 5-0 vote.

Findings of Fact:

1. No testimony given showing any data that having backyard chickens in the neighborhood will have any effect on the neighboring properties.
2. No testimony given showing backyard chickens will have a negative effect on the neighborhood property values.
3. The applicant will enjoy full and beneficial use of the property.
4. Complies with all Zoning Ordinances that are required.

MOTION by Mr. Monteiro, seconded by Ms. Dumais, to Adopt the Findings of Fact. MOTION carried.

MOTION by Mr. Kane, seconded by Ms. Dumais, to approve the minutes from the May 13, 2019 Organizational meeting. MOTION carried.

MOTION by Mr. Monteiro, seconded by Ms. Dumais, to approve the minutes from the May 13, 2019 meeting. MOTION carried.

MOTION by Mr. Kane, seconded by Ms. Dumais, to adjourn the meeting. MOTION carried. Meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Jennifer Masse
Recording Secretary

The Executive Decisions will be recorded in the City Clerk's office within fifteen (15) days from the date when the decision was rendered.