



East Greenwich Zoning Board of Review

Tuesday, January 28, 2025 at 7:00 PM

HYBRID IN-PERSON AND REMOTE VIA ZOOM

Town Hall, 125 Main Street, East Greenwich, RI 02818

Click the link to join the webinar:

<https://us02web.zoom.us/j/85423100458>

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Webinar ID: 854 2310 0458

Relevant materials for each application are available at the following link:

<http://www.eastgreenwichri.com/648/Current-Projects>

Any matter listed on this agenda is subject to a discussion and/or vote by the Zoning Board.

Zoning Board of Review Hearings

1. **(Applicant seeking to withdraw the application) James Gunipero** for property located at 20 Mawney Brook Rd; Map 040 A.P. 015 Lot 442 (Zoned F2). The Applicant requires a Dimensional Variance from Table-2 and §260-8 of the East Greenwich Zoning Ordinance, which set forth the setback requirements for accessory structures on a parcel. The Applicant is proposing to construct a 10'x14' shed with a 4' overhang. The proposed shed would be as close as 8 feet to the side property line where at least 30 feet is required.
2. **Monica Martin** for property located at 219 Main Street; Map 085 A.P. 001 Lot 212 (Zoned CD1). The Applicant requires a Variance from Article VII of the East Greenwich Zoning Ordinance, which sets forth standards for signage on a parcel. The Applicant is proposing to install a backlit wall sign for the new Sport and Leisure restaurant This design provides internal illumination or backlighting where it would otherwise be restricted. **(Continued from November 26, 2024)**
3. **TMG Main Street Holdings II, DBA Kai Bar** for property located at 232 Main Street; Map 085 A.P. 001 Lot 164 (Zoned Commercial Downtown, CD1). The applicant is requesting approval to remove a valet service requirement that was originally established in the Zoning Board's March 22, 2016 decision, where parking relief was granted.
4. **Shannon Cuthill** for property located at 71 & 72 Great Road; Map 072 A.P. 010 Lot 386 & Map 062 A.P. 010 Lot 387 (Zoned Residential, R-30). The applicant requires a dimensional variance from §260-8 "General Regulations" of the East Greenwich Zoning Ordinance. More specifically, the applicant is proposing to add a new deer fence around the perimeter of the above referenced properties that is 8 feet in height where a maximum of 7 feet is allowed by right.

Zoning Board of Appeals Hearings

1. **Jonathan D. Tabela and Sarah E. Tabela** of 1325 Frenchtown Road; Map 027 AP 015 Lot 615 are appealing a Municipal Code Violation Notice sent by the East Greenwich Zoning Official. The violation notice cited the clearing of vegetation in a designated no-cut buffer zone and the installation of above-ground utilities in violation of §A-263-23 of the East Greenwich Subdivision Regulations. **(Continued from November 26, 2024)**

Zoning Board of Review Business

1. Review/action on the following sets of minutes:
 - a. November 26, 2024

Adjourn

Pursuant to RIGL 42-46-6, notice of this meeting was posted on January 24, 2025 on the Secretary of State Website, Town of East Greenwich website, Public Works/Planning Department board, Town Hall board, and the EG Free Library board. Individuals requesting interpreter services for the hearing impaired must notify the Town Clerk's office at (401) 886-8604 via RI Relay #711 (800-745-5555 TTY) or in writing, at least seventy-two (72) hours in advance of the hearing date.