



East Greenwich Zoning Board of Review

Tuesday, February 25, 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/85968015878>

Or Telephone Dial (for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 859 6801 5878

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. **(Item to be continued to March 25, 2025 due to noticing error)** Mary Colleen Mollicone for property located at 75 Fifth Avenue; Map 74 A.P. 4 Lot 181 (Zoned Residential, R-10). The applicant requires a dimensional variance from Table-2 of the East Greenwich Zoning Ordinance, which sets forth the setback requirements for structures on a parcel. The applicant is seeking approval to construct an 8' x 14.8' addition off the side of the house and a 5' x 5' landing with steps for access. At its closest point, the addition would be 5.3 feet from the side property line where a minimum of 15 feet is required.
2. **(Applicant seeking to withdraw the application)** 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. **(Continued from January 28, 2025)**
3. **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 proposes backlighting where it would otherwise be prohibited. **(Continued from January 28, 2025)**

Zoning Board of Review Business

1. Review/action on the January 28, 2025 meeting minutes

Adjourn

Pursuant to RIGL 42-46-6, notice of this meeting was posted on February 21, 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.