

TOWN OF BRISTOL
ZONING BOARD OF REVIEW MINUTES

Monday, May 2, 2016

The following petitions were received and were heard by the Bristol Zoning Board of Review on Monday, May 2, 2016 at 7:05 p.m. at the Bristol Town Hall, 10 Court Street.

Members present: Chairman Joseph Asciola, Mr. Bruce Kogan, Mr. Steve Hudak, and Mr. David Simoes.

Also present were: Attorney Andrew Teitz, Town Solicitor, Mary Ann Escobar, Court Reporter, Ed Tanner, Zoning Enforcement Officer and Richard Pimenta, Building Official.

APPROVAL OF MINUTES: The Board did not have a quorum this evening. One of the Board members had a medical emergency and could not be present. The minutes were not approved tonight. Mr. Kogan made a motion to continue all the matters on for tonight to May 16, 2016 due to the lack of quorum. The Vote was unanimous. Voting were Mr. Joseph Asciola, Mr. Bruce Kogan, Mr. Steve Hudak and Mr. David Simoes.

3. CONTINUED PETITIONS

2016-09 John Brando

4 Milford St

Dimensional Variances: to subdivide an existing parcel into two lots, each containing less than the required lot area; and to construct a new single-family dwelling with less than the required front yard and less than the required rear yard.

** Mr. Kogan made a motion to continue all the matters on for tonight to May 16, 2016, due to the Board did not have a quorum tonight. One of the Board members had a medical emergency. The Vote was unanimous. Voting were Mr. Joseph Asciola, Mr. Bruce Kogan, Mr. Steve Hudak and Mr. David Simoes.

2016-10 Paul S. and Kathi M. Tavares

77 Ridge Road

Dimensional Variance: to construct a 12ft. 5in. x 24ft. garage addition to an existing single-family dwelling with less than the required right side yard.

** Mr. Kogan made a motion to continue all the matters on for tonight to May 16, 2016, due to the Board did not have a quorum tonight. One of the Board members had a medical emergency. The Vote was unanimous. Voting were Mr. Joseph Asciola, Mr. Bruce Kogan, Mr. Steve Hudak and Mr. David Simoes.

4. NEW PETITIONS

2016-11 Colin and Melanie McLellan

29 Defiance Avenue

Dimensional Variance: to construct a 26ft. x 36ft. two-story garage and living area addition to an existing single-family dwelling with less than the required front yard on a corner lot; and to construct a 16ft. x 16ft. 9in. two-story family room and sunroom addition with less than the required left side yard.

** Mr. Kogan made a motion to continue all the matters on for tonight to May 16, 2016, due to the Board did not have a quorum tonight. One of the Board members had a medical emergency. The Vote was unanimous. Voting were Mr. Joseph Asciola, Mr. Bruce Kogan, Mr. Steve Hudak and Mr. David Simoes.

2016-14 Century 21 Topsail Realty

729 Hope Street

Dimensional Variance: to install a 12 square foot secondary wall sign at a size greater than permitted on a corner lot.

** Mr. Kogan made a motion to continue all the matters on for tonight to May 16, 2016, due to the Board did not have a quorum tonight. One of the Board members had a medical emergency. The Vote was unanimous. Voting were Mr. Joseph Asciola, Mr. Bruce Kogan, Mr. Steve Hudak and Mr. David Simoes.

2016-15 N.C.D. Developers, Inc.

1 Sullivan Lane

Dimensional Variances: to construct an approximate 40ft. x 47ft. single-family dwelling and attached 26ft. x 26ft. garage with less than the required left and right side yards.

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2016-16 Warren J. and Diane L. Poehler

154 High Street

Dimensional Variance: to operate a five (5) room bed and breakfast inn with less than the required lot area per rooming unit.

** Mr. Kogan made a motion to continue all the matters on for tonight to May 16, 2016, due to the Board did not have a quorum tonight. One of the Board members had a medical emergency. The Vote was unanimous. Voting were Mr. Joseph Asciola, Mr. Bruce Kogan, Mr. Steve Hudak and Mr. David Simoes.

CONCLUSION OF ZONING BOARD OF REVIEW MEETING:

The Chairman entertained a motion to adjourn. Mr. Simoes made a motion to adjourn at 7:10 p.m. Mr. Asciola seconded. The Vote was unanimous. Voting were Mr. Joseph Asciola, Mr. Bruce Kogan, Mr. Steve Hudak and Mr. David Simoes.

Whereupon the Bristol Zoning Board of Review meeting was concluded at 7:10 p.m.

C E R T I F I C A T E

I, Mary Ann C. Escobar, Registered Professional Reporter, and Commissioner for the State of Rhode Island, do hereby certify that the foregoing pages 1 through 7 are complete, true and accurate to the best of my knowledge, skill & ability.

I further certify that I am not interested in the event of the action.

IN WITNESS WHEREOF, I have hereunto subscribed my hand this 2nd day of May, 2016.

Mary Ann C. Escobar, RPR

My Commission expires: September 30, 2016.

Minutes of May 2, 2016

Accepted by:

_____, Chairman

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