



**HISTORIC DISTRICT COMMISSION
REGULAR MEETING NOTICE AND AGENDA
TUESDAY, JUNE 9, 2020, 6:00PM
TO BE CONVENED ELECTRONICALLY FROM
NARRAGANSETT TOWN HALL - LARGE BOARD ROOM**

HISTORIC DISTRICT
COMMISSION

CHAIRMAN
Keith R. Lescarbeau

SECRETARY TO CHAIRMAN
Cheryl Lescarbeau

VICE-CHAIRMAN
Robert Shields

SECRETARY
Kristen Connell

MEMBERS
Judith Kenower
Americo Mallozzi
Karen Catuogno
Melissa Kollitides

ALTERNATE
Gaia Charren

COMMUNITY
DEVELOPMENT
DIRECTOR
Michael DeLuca

LIAISON STAFF

CLERK TO THE
COMMISSION
Heidi Petrone

NOTE: THIS MEETING IS NOT OPEN FOR ONSITE ATTENDANCE

PLEASE SIGN IN VIA COMPUTER OR CELLPHONE APP USING THE ZOOM ACCESS CODE OR DIAL IN FOR AUDIO ONLY VIA ONE OF THE NUMBERS BELOW.

Computer: <https://zoom.us/j/8719170546>

Dial-in only: 1 929 436 2866

One tap mobile: 1 929 436 2866

Meeting ID: 871 917 0546

CONVENE/ROLL CALL:

ADMINISTRATIVE MATTERS:

CONSENT AGENDA

1C: APPROVAL OF MEETING MINUTES: May 12, 2020

PUBLIC HEARING

**2PH: 309 OCEAN ROAD: Plat F, Lot 4-3, New Construction
Owner: David Crocker**

NEW BUSINESS

**3NB: ADVISORY COMMENT: Plat E, Lot 125, 50 Earles Court, Garage renovation
Owners: Cynthia & Chris Nelson**

OLD BUSINESS

4OB: DISCUSSION: HDC Property Owners Guide

- Review proposed edits & possible action

5OB: DISCUSSION: Narragansett Historic District Commission Awards program

- Update

ADJOURNMENT:

POSTED: JUNE 1, 2020

The above petitions are on file in the office of Community Development in the Town Hall and available for review during regular office hours-BY APPOINTMENT ONLY. Individuals requesting an appointment or interpreter services for the hearing impaired must notify the Department of Community Development at 401-782-0632, 48-hours in advance of the hearing date.



**HISTORIC DISTRICT COMMISSION
MEETING MINUTES**

TUESDAY, MAY 12, 2020, 6:00PM

CONVENED ELECTRONICALLY FROM NARRAGANSETT TOWN HALL

NOTE: THIS MEETING IS NOT OPEN FOR ONSITE ATTENDANCE

PLEASE SIGN IN VIA COMPUTER OR CELLPHONE APP USING THE ZOOM ACCESS CODE OR DIAL IN FOR AUDIO ONLY VIA ONE OF THE NUMBERS BELOW.

Computer: <https://zoom.us/j/8719170546>

One tap mobile: +19294362866,,8719170546# US (New York)

Dial-in only: 1 929 436 2866 US (New York), 1 312 626 6799 US (Chicago)

Meeting ID: 871 917 0546

CONVENE: Chairman Lescarbeau called the meeting to order at 6:05pm.

ROLL CALL: Keith Lescarbeau-Chairman-via Zoom, Robert Shields-Vice-Chairman-via Zoom, Kristen Connell-Secretary-via Zoom, Judy Kenower-via Zoom, Americo Mallozzi-via Zoom, Karen Catuogno-via Zoom, Melissa Kollitides-via Zoom

ABSENT: Gaia Charren-Alternate

ALSO PRESENT: Michael DeLuca-Community Development Director-onsite, Heidi Petrone-Clerk to the Commission-via Zoom

ADMINISTRATIVE MATTERS: None

CONSENT AGENDA

1C: APPROVAL OF MEETING MINUTES: April 14, 2020

A **MOTION** was made by K. Connell, seconded by K. Catuogno, to **APPROVE** the consent agenda. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

PUBLIC HEARING

2PH: 386 Ocean Road (continued): Plat F, Lot 26-B1, Residing house shingles

Owner: David Osborne

M. DeLuca stated the attorney for the applicant submitted an email asking for the pending application be withdrawn since the applicant will be using new wood shingles for the project.

A **MOTION** was made by R. Shields, seconded by A. Mallozzi, to **CLOSE** the public hearing. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

A **MOTION** was made by J. Kenower, seconded by A. Mallozzi, to **DISMISS** the application. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

3PH: 43 Caswell Street: Plat C, Lot 489-A, Fence Installation

Owner: Vanessa Christafaro

** M. Kollitides fell off the Zoom call during this portion of the meeting.*

A Motion was made by R. Shields, seconded by J. Kenower, to Open the public hearing. Motion **PASSES** 6 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**)

** M. Kollitides was able to rejoin the meeting, via Zoom, after the above noted vote and before the below noted information.*

The applicant, Vanessa Christafaro, was not in attendance at this point in the meeting.

M. DeLuca explained that a white vinyl fence had been installed many months previously without a building permit or an approval from the NHDC and had only become aware of the situation after the Building Official had been informed of the fence installation. He stated that a majority of the fence is located in the back yard out of view from the street and was installed to obscure the view of a concrete retaining wall installed on the abutting neighbor's property. R. Shields stated he visited the site and noted that a portion of the fence is visible from the street, it does stand out and the Commission could refuse to approve the application as an alternative.

Chairman Lescarbeau noted that the home was not a contributing structure in the district and the fence was not a character defining feature of the property. He stated that in this particular instance the fence would have not been an issue, if the homeowner had followed the proper procedures to obtain an approval. He stated that he would like to hear from the applicant as to why the proper procedure was not followed before moving forward.

A **MOTION** was made by K. Catuogno, seconded by A. Mallozzi, to **CONTINUE** the hearing until the applicant is able to appear before the Commission. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

Subsequent to the above noted vote, the applicant, Vanessa Christafaro, was able to join the meeting, via Zoom, and explained to the Commission that she has owned the home for a long time and had only moved to Narragansett full time this past January 2020. When she moved in and saw the concrete retaining wall she felt she was within her rights to install the noted fence to hide the wall and to be able to contain her dog on her property, since the fence was installed completely on her property. V Christafaro also stated she was unaware of the need to get a building permit and NHDC approval for the fence until after the fact and apologizes and takes full responsibility for the matter. K Catuogno asked why the company who installed the fence didn't get the required approvals. The applicant replied that a friend had installed the fence, not a contractor.

A **MOTION** was made by J. Kenower, seconded by A. Mallozzi, to **CLOSE** the public hearing. Motion **PASSES** 6 to 0 to 1 (K. Lescarbeau-**AYE**, R. Shields-**ABSTAIN**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

A **MOTION** was made by J. Kenower, seconded by M. Kollitides, to **APPROVE** the application. Motion **FAILS** 4 to 1 to 2 (K. Lescarbeau-**AYE**, R. Shields-**NAY**, K. Connell- **ABSTAIN**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno- **ABSTAIN**, M. Kollitides-**AYE**)

Discussion ensued on what options the applicant now had since and approval was not issued. K. Connell asked if she could change her vote and if so how. M. DeLuca replied she could change her vote and explained a vote to reconsider was needed and another vote to approve was needed.

A **MOTION** was made by K. Connell, seconded by J. Kenower to **RECONSIDER** the approval. Motion **PASSES** 6 to 1 (K. Lescarbeau-**AYE**, R. Shields-**NAY**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

A **MOTION** was made by K. Connell, seconded by M. Kollitides, to **APPROVE** the application. Motion **PASSES** 5 to 1 to 1 (K. Lescarbeau-**AYE**, R. Shields-**NAY**, K. Connell- **AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno- **ABSTAIN**, M. Kollitides-**AYE**)

4PH: **57A Rodman Street**: Plat D, Lot 121-2A, Installation of a new shed
Owner: Erica Killian

The applicant, Erica Killian, attended the meeting via Zoom and explained that there is limited storage space on the site, which is shared by the other occupants of the condominium that is located on the property. She explained she would like to have an 8'x10' shed installed on her property for more personal storage space for things such as seasonal furniture, etc. E. Kilian described the look of the proposed shed, noting it is similar to what is onsite at Lakeside Trading in Town, which is

where she ordered her shed from. Staff expressed support for the project and there were no concerns from NHDC members.

A **MOTION** was made by J. Kenower, seconded by A. Mallozzi, to **CLOSE** the public hearing. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

A **MOTION** was made by R. Shields, seconded by K. Connell, to **APPROVE** the application. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

5PH: **55 Narragansett Avenue**: “Castlenook” Plat C, Lot 337, Exterior Renovations / Carport
Owner: Chris and Diane Wilkens

A **MOTION** was made by R. Shields, seconded by K. Connell, to **OPEN** the public hearing. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

The applicant, Chris Wilkens, was not initially in the meeting, however, he did join via Zoom after the meeting had been opened and after the discussion had already started.

M. DeLuca reviewed the staff report and noted that a majority of the work being proposed is in the back of the house and is not visible from the street. Discussion ensued among the members and staff about what materials are being used for the siding of the house and the window and trim. At this point is when the applicant, Chris Wilkens was able to join the meeting via Zoom. He explained that the current siding on the house is an upscale vinyl product and he is proposing to use the same product for the back of the house. He also explained that the window and trim detail will be the double hung, single over single, style, which will be in conformity with the rest of the house. M. DeLuca stated that with the applicant’s details given in regards to the siding and windows and trim that he is supportive of the project.

A **MOTION** was made by J. Kenower, seconded by R. Shields, to **CLOSE** the public hearing. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

A **MOTION** was made by K. Catuogno, seconded by R. Shields, to **APPROVE** the application. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

NEW BUSINESS

6NB: **DISCUSSION**: Narragansett Historic District Commission Awards program

K. Connell wanted to discuss if the Commission wanted to go forward with planning the awards ceremony for 2020 in light of the current state of affairs with COVID-19 and social distancing. She also noted that the Commission could work to submit nominations for the Rhody Awards program through the state, possibly instead of hosting an awards ceremony. M. DeLuca also noted that the office is missing one staff person, and with other staff working remotely and partially in the office, the capacity is extremely limited to take on additional projects/tasks. Also, with staff working remotely, deadlines and timeframes are extremely tight. H. Petrone stated that unfortunately she would not have the capacity, both personally and as the Clerk to the Commission to coordinate an event this summer on top of the additional responsibilities due to the current situation of COVID-19.

M. Kollitides noted that an event, something along the lines of a Zoom gathering type ceremony, could be done and described different scenarios she has experienced. The Commission members felt that any type ceremony would not be feasible this year.

The Commission then discussed the options of submitting nominations for the State Rhody Award. M. Kollitides and H. Petrone volunteered to coordinate the submission of applicants on behalf of the NHDC.

A Motion was made by K. Connell, seconded by J. Kenower, to Nominate appropriate candidates from the NHDC's 2019 award winners. Motion Passes 6 to 0 to 1 (K. Lescarbeau-**AYE**, R. Shields-**ABSTAIN**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

OLD BUSINESS

7OB: **DISCUSSION:** HDC Property Owners Guide

H. Petrone discussed the proposed revised Property Owner's Guide noting that there was not a substantial change to information in the document but more of reformatting of the information and updated graphics. The NHDC members expressed a desire to review the new document more in-depth but would like Staff to move forward in securing quotes for printing, with the understanding the final document for printing will only have grammatical edits and no substantial changes or edits. The NHDC would like to utilize the funds in the current fiscal 2020 budget.

A **MOTION** was made by K. Catuogno, seconded by K. Connell, to **RE-PRINT** the proposed revised Property Owner's Guide with minimal changes/edits before final draft for printing. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

ADJOURNMENT:

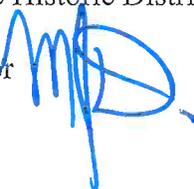
A **MOTION** was made by R. Shields, seconded by A. Mallozzi, to **ADJOURN** the meeting at 8:33pm. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission



TOWN OF NARRAGANSETT
DEPARTMENT OF COMMUNITY DEVELOPMENT
25 FIFTH AVENUE ~ NARRAGANSETT, RI 02882

TO: Keith Lescarbeau, Chairman of the Historic District Commission
FROM: Michael DeLuca, Planning Director 
DATE: June 4, 2020
SUBJECT: **Staff Review – Construction of a New Dwelling
Ocean Road, Assessors Plat F, Lot 4-3**

A. BACKGROUND INFORMATION

The owner of record of this property is David Crocker. He is represented by Eric Baxter of Sweenor Builders Inc. The property is located on Ocean Road on a 2 acre site in an R-80 Residential Zone. This property is located within the regulated Ocean Road Historic District. The lot is currently vacant.

1. Documents which are part of the application:
 - a. Application for Certificate of Appropriateness - signed by Eric Baxter on behalf of the owner, dated May 8, 2020.
 - b. Site Plan , Elevations and architectural drawings completed by Sweenor builders Inc., dated 5/6/2020.
2. Historic District – This property is located in the Ocean Road Historic District.
3. Additional Matters – This request is for the construction of a new dwelling on a vacant lot located in the recently approved Hazard Castle Estates subdivision.

B. STAFF FINDINGS

Staff review of this proposal finds several elements regulated under the Town Historic District regulations as described in Chapter 917 of the Town Code of Ordinances.

1. **Summary of proposed work: Construction of a New Dwelling**
 - i. Construction of an L-shaped 48' x 103' dwelling with a 42' x 49' attached garage and 15' x 26' laundry/mudroom.
 - ii. Construction of a covered front porch, rear patio, walkways, and driveway with a parking courtyard.
 - iii. Installation of an in-ground pool, and terrace.
 - iv. Re-grading and landscaping of the Site.

2. Components of Proposed Development

- i. **Dwelling Size and Orientation**– The proposed house will be setback approximately 183’ from Ocean Road and will be no taller than 35’ in height from existing grade.

Finding #1: This element is considered to be acceptable as several historic dwellings along Ocean Road have similar setbacks and scale. This element can be considered to comply with Guideline #59 and # 60.

- ii. **Siding and trim** - The dwelling is proposed to be sided with cedar shingles with white trim. This is complemented by a stone veneer along the base of the building up to window sill height. The trim material is undetermined. Gable ends are to be highlighted with a series of brackets at the peak and half way up the rake-line. These are replicated on the front elevation porch posts.

Finding #2: The use of white cedar shingles is appropriate and reflects much of the development in the area. Staff suggests this complies with Guideline 64a. The stone veneer at the base is an element not uncommon in New England and could be deemed compliant with Guideline #64a.

Finding #3: No specifics have been submitted in regard to trim material or design for windows, doors columns, and moldings Staff suggests this may comply with Guideline 64c, but require more information on materials for the noted elements.

Finding #4: The brackets seem to infuse a post& beam style of construction which is notable in parts of Narragansett. This design component may be deemed to comply with Guideline #62 & 64a.

- iii. **Roofline** – This project is proposing multiple articulated gambrel roof lines with several shed dormer and a flair over the front porch. Staff is unsure of the material of the roof shingles.

Finding #5: Staff considers the roof forms to be visually acceptable, and complementary to the recently constructed dwelling to the north. The dormers are reminiscent of numerous historic homes in the vicinity. This element could comply with the Guidelines # 63 for New Building Construction.

- iv. **Windows** – The proposal is to install mostly Andersen A-Series double-hung windows with a 6 over 1 grill pattern on the first floor front and sides. It is uncertain if they will be true divided lights or some other treatment Second floor windows are mostly 6 or 9-pane casements or awning type. There are 2 round windows and 2 specialty ½ round windows along the rear and side facades. Casing width is not specified. The rear façade shows a variety of window types. No specifications for the windows have been submitted to date. No shutters or awnings are proposed.

Finding #6: Staff finds the double-hung, casement and awning windows to be consistent in style throughout the dwelling and suggests this item can be deemed to comply with the Guidelines # 63 for new building construction once the light divides and trim

detail can be confirmed. The specialty windows seem to depart in character and might benefit from design changes. As a new house, the Commission may feel inclined to accept the window plan as is.

- v. **Doors** – There are 2 distinct styles of doors on this home. Front and side entry doors are shown as 1 panel with 4 lights above for the main and right side entries. Rear and left side doors as well as second floor doors are shown as full length glass pane doors with transom-style lites at the top. Left side entry door is shown as a 3 panel door. The garage doors mimic the style of the rear and right side doors with 3 panels and 6-lites in a transom style design. Material is undetermined for all.

Finding #7: Front and right side passage doors seem to be out of character with the remainder of the home. These could benefit by changing from 4-light design to 6-lights. The single door on the left side seems to be out of place.

Finding #8: Staff finds the specified garage door style to be consistent with the similar designed doors on the left and rear of the house. The Commission may want to review specifics of material and light divides at hearing.

- vi. **Porch** – The project is proposing a covered front porch to be constructed of blue stone with square columns and a bead board ceiling.

Finding #9: Staff considers this element can be deemed to comply with the Guideline # 65B for new building construction.

- vii. **Landscaping and Site Alterations** – This project is proposing to preserve several mature trees onsite per the tree inventory approved by the Planning Board, and to introduce an evergreen buffer along the southern property line. The stone wall along Ocean Road is to be retained. The inground pool is shown on site plan but no details have been provided.

Finding #10 – The landscaping element can be deemed to comply with Guidelines # 51.

Finding #11 – The staff cannot comment on the pool area as the applicant has provided no details.

C. RECOMMENDATION

Staff is largely in support of this proposal and considers the design very unique and representative of the architecture in the district. However, Staff is uncertain of specifics of materials for roofing, trim, brackets, and columns. Lighting, location/buffering of HVAC units as well as specifications of the pool area, windows and doors have not been submitted.

If these items are provided and determined to meet with the satisfaction of the Historic District Commission at hearing, staff suggests these findings be amended as necessary and accepted and the application be APPROVED. In the alternative, the staff suggests the Commission may grant approval conditioned upon the applicant's return to for final detail review of those elements that are unresolved at hearing.



Town of Narragansett, 25 Fifth Avenue, Narragansett, RI 02882

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
Recommendation of Compatibility, or advisory opinion

Date received by the Planning Department: 5/8/20 Signed Heidi Petro
Date certified as complete: 5/26 Signed [Signature]

Please fill out the application form completely. Use Not Applicable, "NA," where appropriate.
Complete this application in BLACK or BLUE ink only.
Illegible/incomplete applications will be returned to the applicant.
Hearing Dates and Filing Deadlines are posted at Town Hall and www.narragansetri.gov.

PART I - GENERAL INFORMATION

PROPERTY ADDRESS: 309 OCEAN ROAD
Plat: Lot: F: 4-3
Property Name (if any, including historic): _____
Original Date of Construction: NEW PROPOSED

AUTHORIZED REPRESENTATIVE: ERIC BAXTER
Telephone: 401 439-9641
Email: ericb@sweenorblders.com
Mailing Address: 12 HIGH ST WAKEFIELD, RI 02879

APPLICANT (Legal Owner of Record): DAVID CROCKER
Telephone: 401 742-5272
Email: debanddave debanddav@cox.net
Mailing Address: 170 PHEASANT RUN SAUNDERSTOWN, RI 02874

PART II - ADDITIONAL INFORMATION

- The property is in condominium ownership. Proof of board or association approval must be attached.
- This application is filed in response to a violation notice.
- This application is a modification of plans previously-approved (date(s) _____) by the HDC.
- Applicant has filed for a building permit from the Town (attached application).
- This project requires other approvals, as follows: Zoning CRMC Other (describe): _____ (attach applications)
- This project is a Rhode Island Historic Homeowner's Tax Credit project, or a Federal Rehabilitation Tax Credit project (attach appropriate tax credit application describing approved work).
- Access to the subject property requires special arrangements.
- Applicant has read the *NHDC Historic Preservation Standards and Guidelines* and understands them (available from the Department of Community Development)

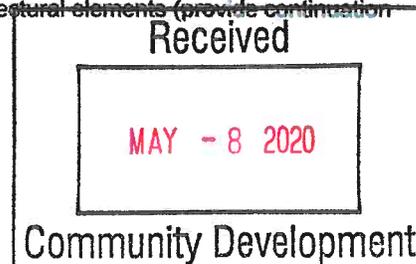
Briefly provide the following information in narrative form if a contributing building (built on or prior to December 30, 1949):

A. Architectural description of property as it now exists, including character-defining architectural elements (provide continuation sheets as needed): Note: Do not include proposed renovations here.

VACANT LOT

B. Historical significance of property (provide continuation sheets as needed):

PART OF ORIGINAL H&A HAZARD CASTLE. LOT 3 OF HAZARD CASTLE ESTATES.



PART III - SUMMARY OF PROPOSED WORK.

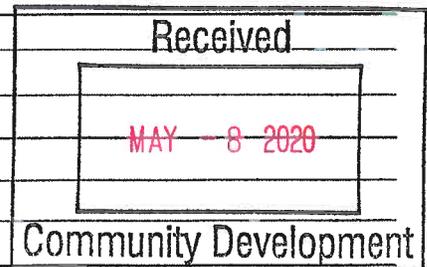
A. Describe in summary form all proposed exterior alterations to the subject property here. For example, "Replace All North Wall Shingles, Replace Five Windows and Rebuild Two Chimneys" or "Construct New House." Do not leave this section blank. If replacement in-kind with like or duplicate materials is proposed, be sure to mention the work plan here and where appropriate on the checklist below. Provide additional continuation sheets as needed.

CONSTRUCT NEW HOUSE. CEDAR SHINGLE EXTERIOR W/ WHITE TRIM. WINDOWS TO BE ANDERSEN A-SERIES W/ 6 OVER 1 GRILL PATTERN. STONE VENEER ALONG BASE OF BUILDING UP TO WINDOW SILLS. BLUESTONE COVERED FRONT PORCH W/ BEAD BOARD CEILING.

B. Please check ALL applicable categories below and provide detailed explanations on how the project meets the applicable NHDC Historic Preservation Standards and Guidelines (available from the Department of Community Development). If the category does not apply check the appropriate box for "NA" next to the category listing. Applicants may reference the guideline by its number.

NA (Check where appropriate)

<input type="checkbox"/>	Minor Alteration(s) - Any repair or replacement of existing building features or any new construction of less than 25% of an existing structure's footprint:			
<input type="checkbox"/>	Major Alteration(s) - Any new construction adding more than 25% of an existing structure's footprint or any new freestanding structure(s) (including garages, sheds, barns, pools, pool houses, etc):			
		REPAIR	REPLACE	Explain
<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	Stonework/masonry	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	Exterior architectural features, including decorative features:	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	Roof(s), Skylight(s), New roof line, Rooftop decks or Widows Walks:	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	Chimney(s):	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	Shutters, Awnings:	<input type="checkbox"/>	<input type="checkbox"/>	_____





REPAIR REPLACE Explain

Exterior wall(s) including but not limited to shingle, clapboard, masonry: _____

Window(s) and/or Door(s):
(With replacement applications, a detailed inventory and analysis of window or door deterioration is required.) _____

Porches, Entries _____

Landscape/site features, decorative or Retaining Wall(s) _____

Outbuilding(s) _____

Pool(s); Site Structure(s) _____

Mechanical/Electrical Equipment: _____

New Construction - Attached to Existing Structure: _____

New Construction - Free-Standing:

___ Demolition (selective or partial):

___ Demolition (full building):

___ Other (describe):



PART IV – REQUIRED APPLICATION MATERIALS

PLEASE READ CAREFULLY TO CONFIRM THAT ALL REQUIRED MATERIALS ARE INCLUDED IN THE COMPLETED APPLICATION YOU SUBMIT

All NHDC application materials must be submitted on unbound 8.5"x 11", 8.5"x 14" or 11"x 17" paper, single-sided, to facilitate electronic scanning, copying, posting and archiving.

1: COMPLETED APPLICATION FORM (pages 4-8) [Check appropriate box; Waiver Requested (WR) , Material Submitted (MS)

WR **2: PHOTOGRAPHS:** Color photographs (4" x 6" or larger) clearly depicting current (existing) conditions at the property are required for all applications. Include a minimum of one (1) street view of the property showing any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected by the proposed work. Photographs may be either printed or good-quality laser color copies. Inkjet-printed photos cannot be accepted due to fading over time. Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject property is encouraged.

WR **3: DRAWINGS:** If architectural drawings are required, one (1) original drawn scale set should be submitted along with one (1) copy of the original, reduced to fit on 8"x11", 8"x14" or 11"x17" paper. Drawings must include date, graphic scale, North arrow, and proposed materials. If the application proposes modifications to a project already granted HDC approval, an 11"x17" copy of the previously-approved drawings must be included along with new drawings depicting proposed modifications. Please note that applications for any major construction require architectural drawings that meet professional standards. Elevation drawings are required for most alteration projects and should show existing conditions and proposed alterations on all elevations that will be affected by proposed work, (1/4" = 1' scale or larger for most residential-scale projects).

WR **Elevation detail and cross section drawings** are required for proposed projects (including new construction and major alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered architectural features, (3/4" = 1' scale or larger).

WR **Repair and/or replacement in-kind projects** require product information, and normally do not require drawings.

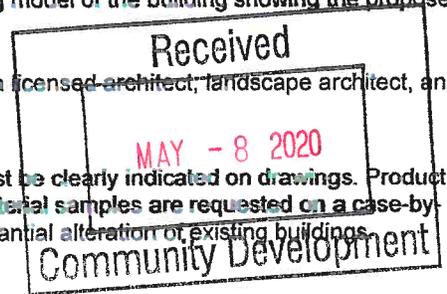
WR **Full scale details** may be required for certain proposed new architectural elements (moldings and other trim elements, for example.)

WR **Site plan** is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment. (1"=20' scale or larger).

WR **Perspective drawings** (or some other form of perspective depiction, such as photomontage) may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites. Drawings may be required to show comparisons with nearby buildings along the street. A massing model of the building showing the proposed construction may also be required.

WR **All required architectural drawings and site plans** shall be prepared by a licensed architect, landscape architect, and/or engineer unless otherwise waived.

4: MATERIALS/PRODUCT LITERATURE/SAMPLES: All proposed materials must be clearly indicated on drawings. Product literature or manufacturer cut sheets for stock items should also be submitted. Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or substantial alteration of existing buildings.



PART V - SIGNATURE

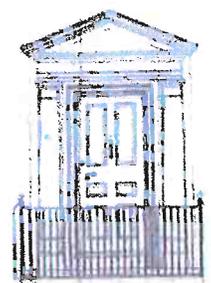
I certify that (i) I am the Legal Owner of Record or legally authorized representative to sign on behalf of the property's Legal Owner of Record and (ii) all of the information provided in and with this application is true and accurate to the best of my knowledge.

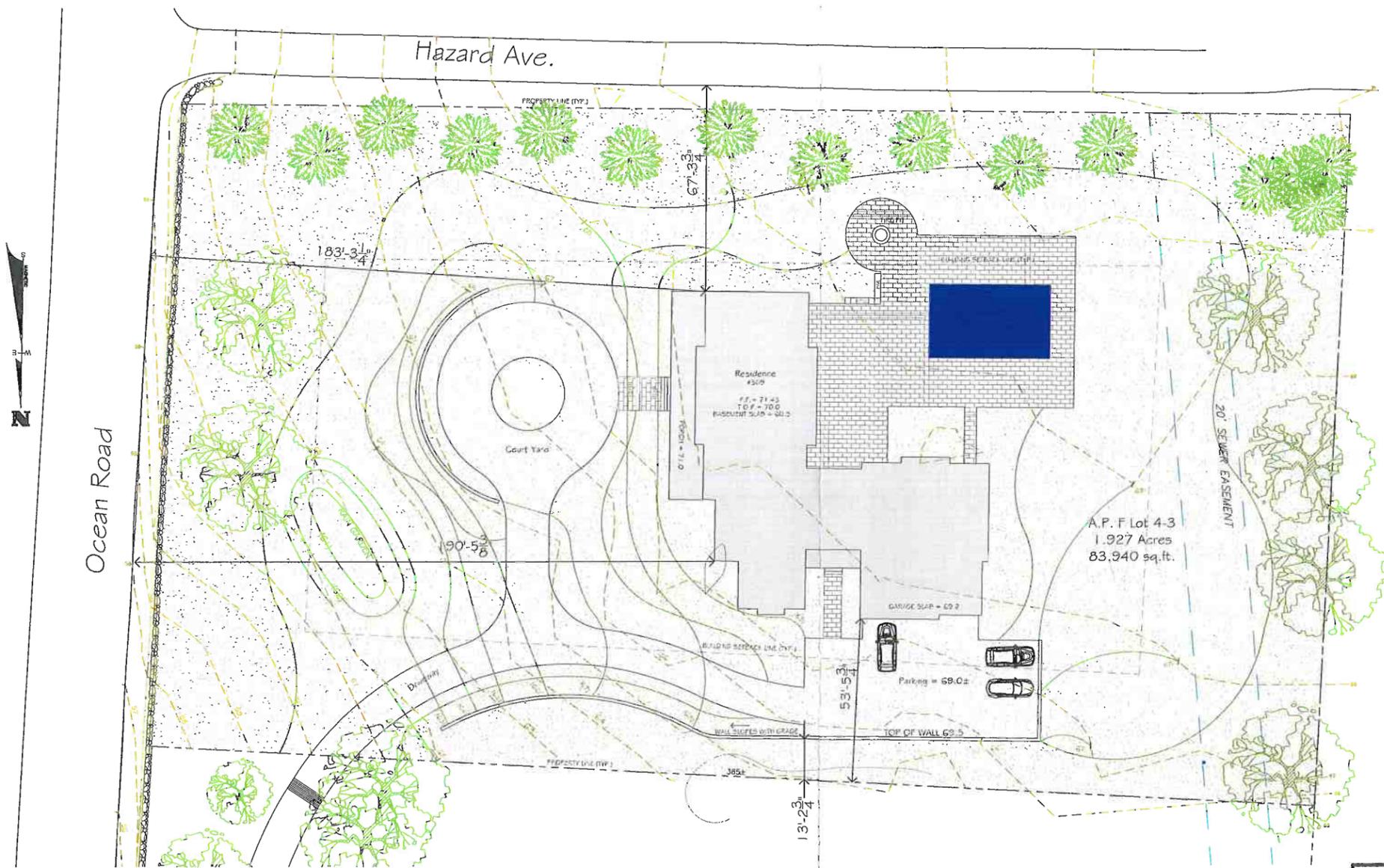
Applicant's Signature: _____ Date: 5/8/2020

Applicant's Printed Name: ERIC BAXTER

Representative's Signature: _____ Date: _____

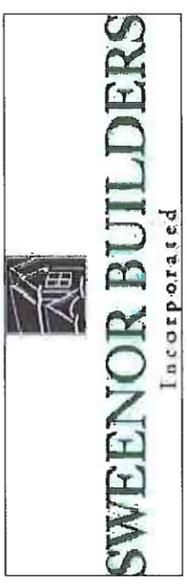
Representative's Printed Name: _____





AP: F LOT: 4-3
 Zoning Info:
 Zone = R-80
 Coverage = 10%
 Setbacks
 Front = 50 ft.
 Side = 40 ft.
 Rear = 60 ft.
 Max height = 35 ft.

Received
 MAY - 8 2020
 Community Development

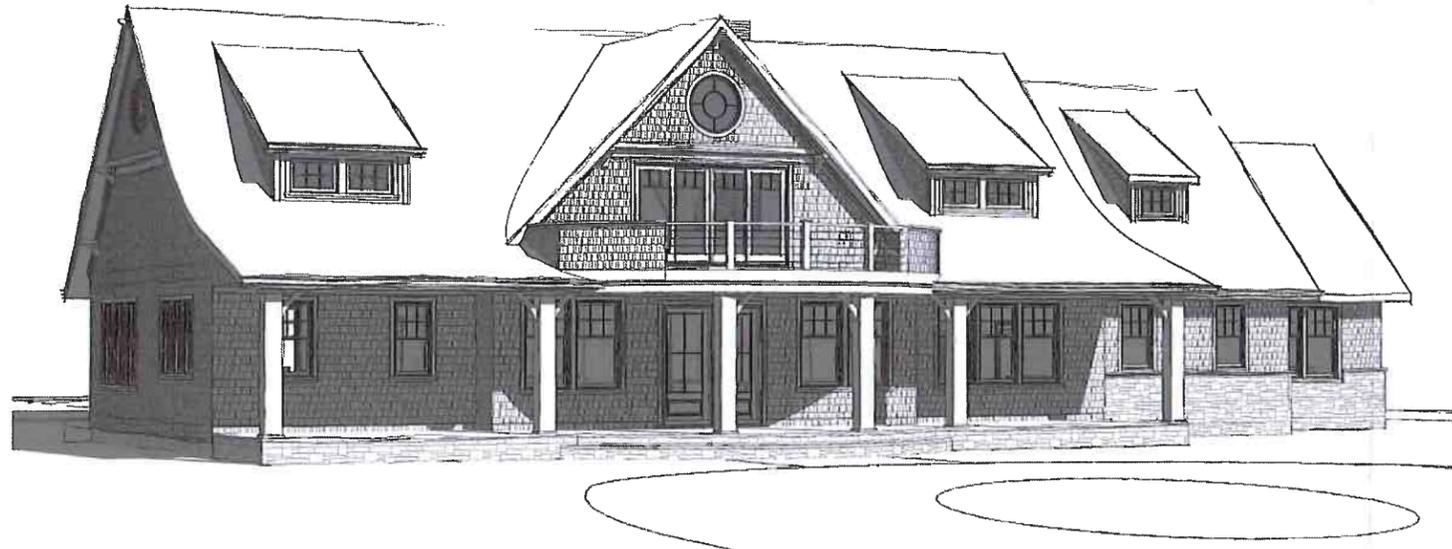


CLIENT **Crocker Residence**
 DAVID & DEBORAH CROCKER
 309 Ocean Road
 Narragansett, RI.

PROJECT **New House**

DATE:	5/6/2020
DRAWN BY:	FB SCALE: 1:20
REVISIONS:	
1.	5.
2.	6.
3.	7.
4.	8.

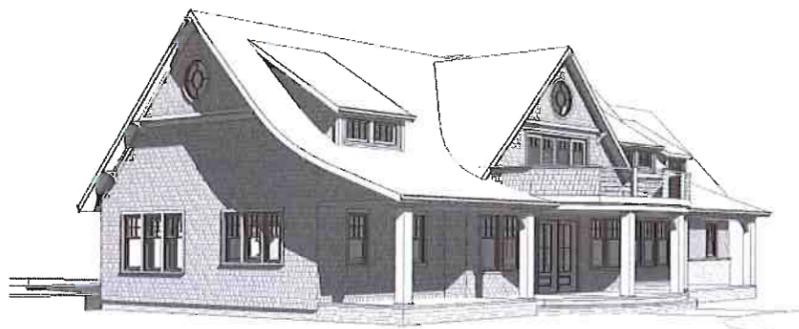
Site Plan
 V700



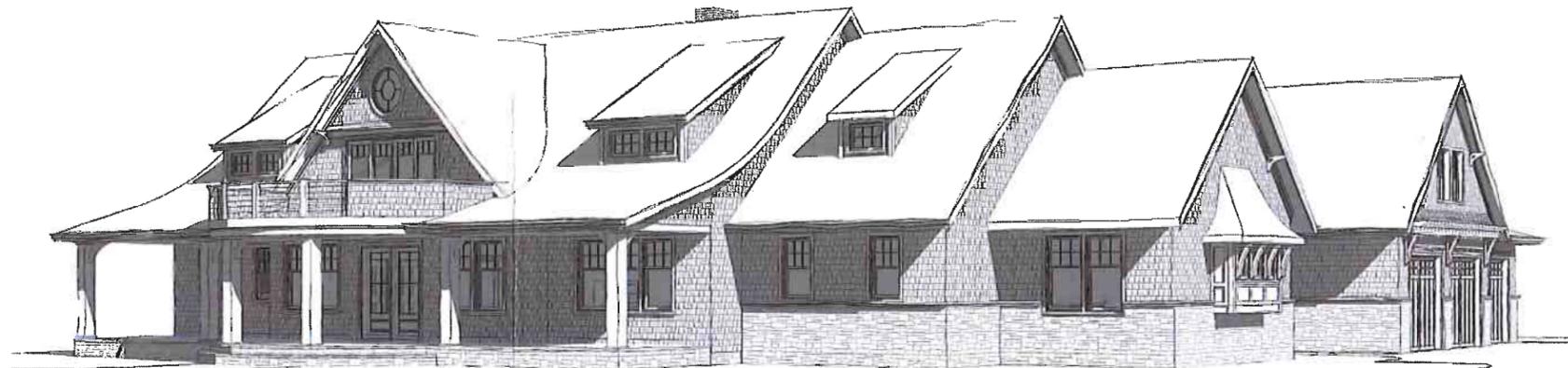
① Front View B



② Side View



③ Left Side View



④ Front View II



⑤ Rear View



⑥ Rear View II



SWEENOR BUILDERS
Incorporated

CLIENT: Crocker Residence

309 Ocean Road
Narragansett, RI

PROJECT: Proposed 4-Bedroom House

PRELIMINARY

DATE:	5/6/2020
DRAWN BY:	LF SCALE:
REVISIONS:	
1.	5.
2.	6.
3.	7.
4.	8.

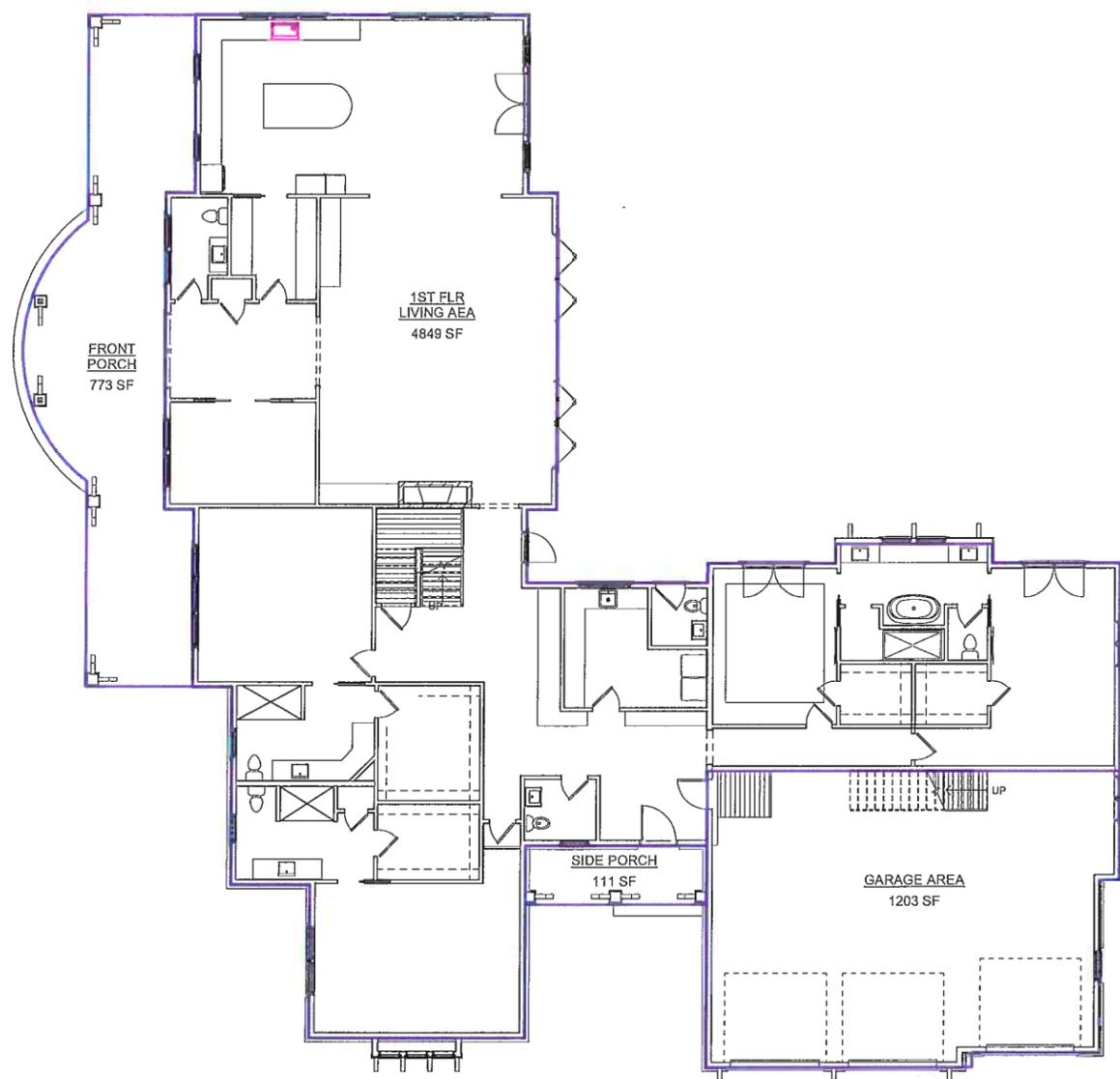
Exterior Views

A-101

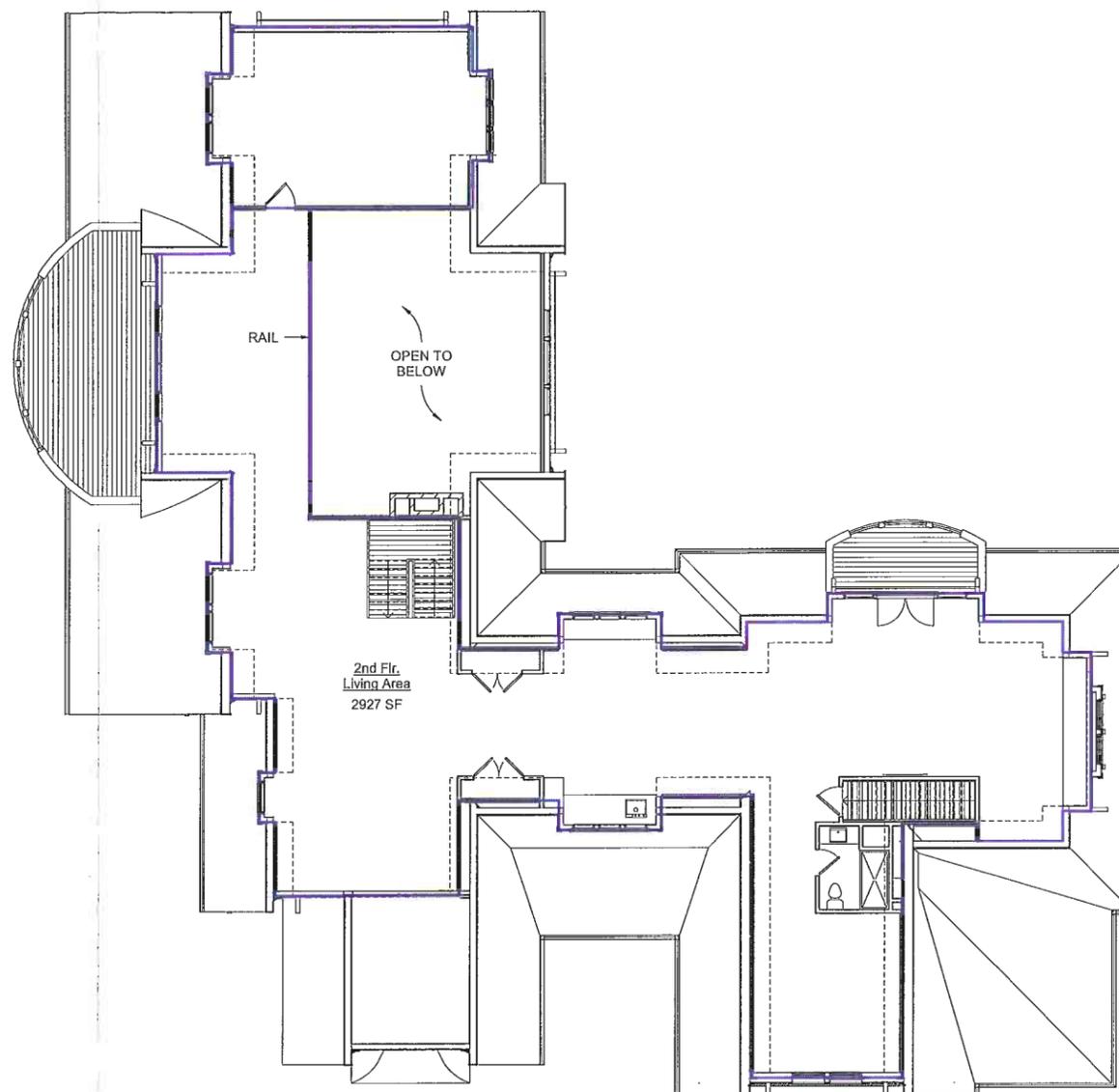
Received
MAY - 8 2020
Community Development



SWEENOR BUILDERS
Incorporated



① First Floor
1/8" = 1'-0"



② Second Floor
1/8" = 1'-0"

Received
MAY - 8 2020
Community Development

CLIENT: Crocker Residence
309 Ocean Road
Narragansett, RI

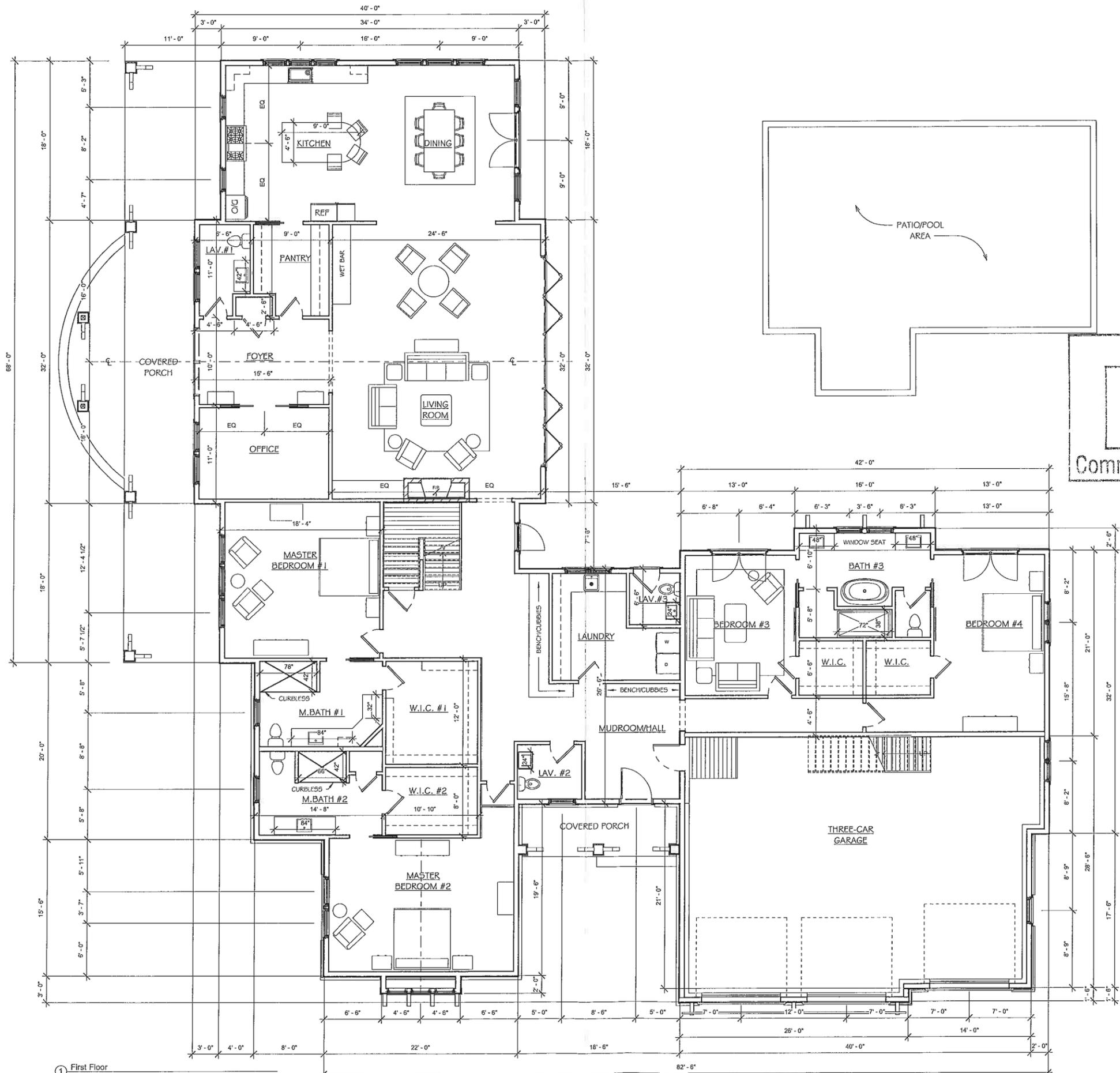
PROJECT: Proposed 4-Bedroom House

PRELIMINARY

DATE:	5/8/2020
DRAWN BY:	LF
SCALE:	1/8" = 1'-0"
REVISIONS:	
1.	5.
2.	6.
3.	7.
4.	8.

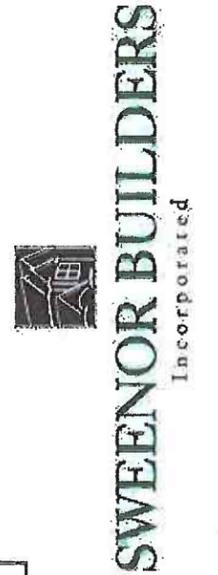
Area Plans

A-102



1 First Floor
3/16" = 1'-0"

Received
MAY - 8 2020
Community Development



CLIENT: Crocker Residence
309 Ocean Road
Narragansett, RI

PROJECT: Proposed 4-Bedroom House

PRELIMINARY

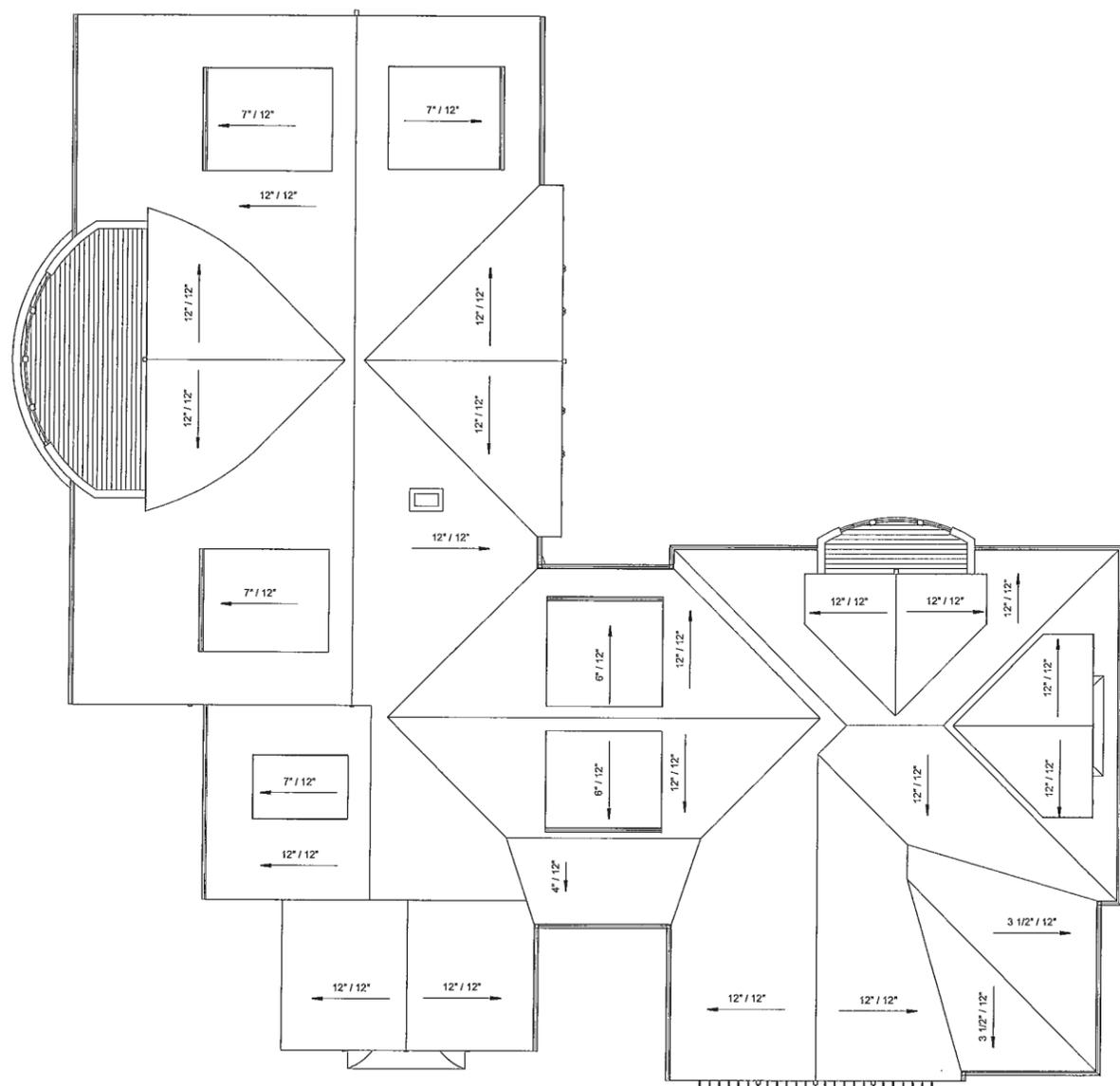
DATE:	5/6/2020
DRAWN BY:	LF SCALE: 3/16" = 1'-0"
REVISIONS:	
1.	5.
2.	6.
3.	7.
4.	8.

First Floor Plan

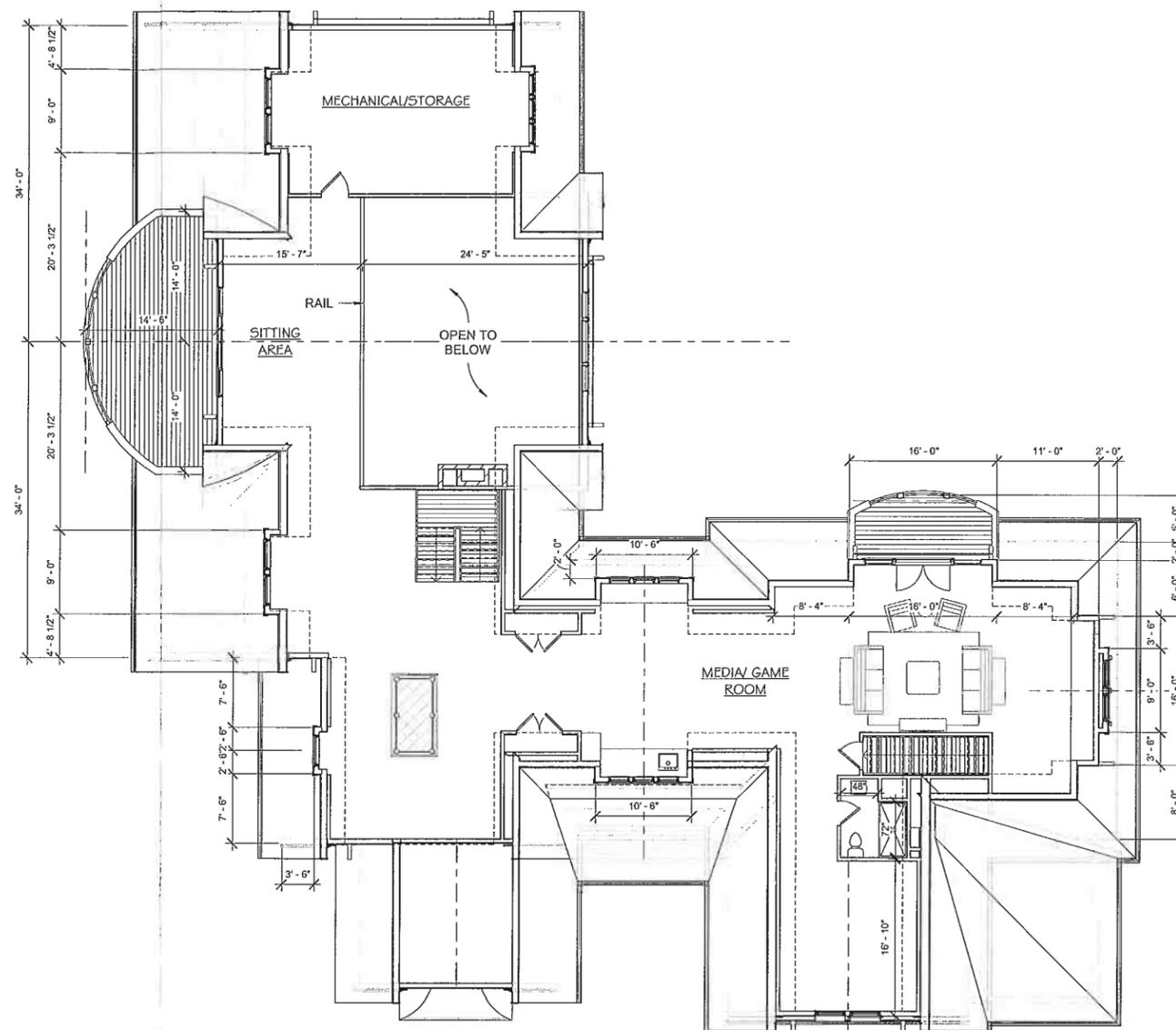
A-103



SWEENOR BUILDERS
Incorporated



③ Roof
1/8" = 1'-0"



② Second Floor
1/8" = 1'-0"

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Crocker Residence
309 Ocean Road
Narragansett, RI

Proposed 4-Bedroom House

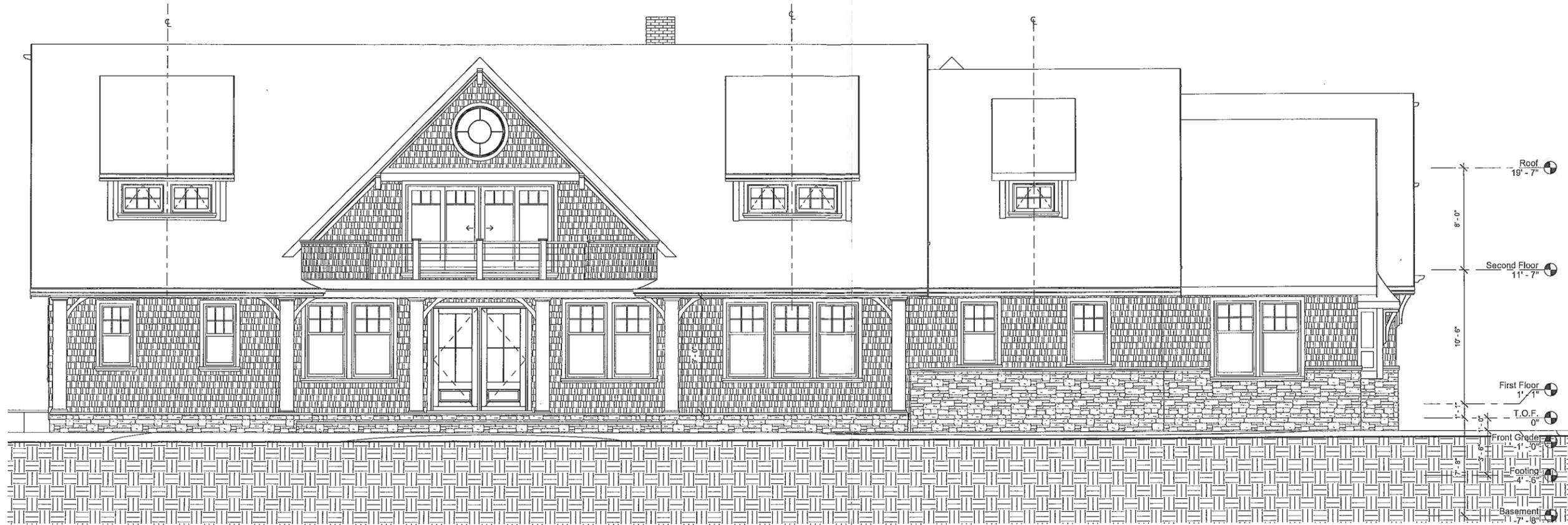
PRELIMINARY

DATE:	5/8/2020
DRAWN BY:	LF SCALE: 1/8" = 1'-0"
REVISIONS:	
1.	5.
2.	6.
3.	7.
4.	8.

Second Floor &
Roof Plan

A-104

5/8/2020 10:00:27 PM



(A) Front Elevation
1/4" = 1'-0"



(B) Right Elevation
1/4" = 1'-0"

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MAY - 8 2020
Community Development

SUBJECT: Crocker Residence
309 Ocean Road
Narragansett, RI

PROJECT: Proposed 4-Bedroom House

PRELIMINARY

DATE: 5/6/2020
DRAWN BY: LF SCALE: 1/4" = 1'-0"

REVISIONS:

1.	5.
2.	6.
3.	7.
4.	8.

Elevations

B-101

Received
MAY - 8 2020
Community Development



SWEENOR BUILDERS
Incorporated

Crocker Residence

309 Ocean Road
Narragansett, RI

Proposed 4-Bedroom House

Front View I		R-1
Date	5/6/2020	
Drawn by	LF	Scale

Received
 MAY - 8 2020
 Community Development



SWEENOR BUILDERS
 Incorporated

Crocker Residence

309 Ocean Road
 Narragansett, RI

Proposed 4-Bedroom House

Front View II		R-2 Scale
Date	5/6/2020	
Drawn by	LF	

Received
MAY - 8 2020
Community Development



Crocker Residence

309 Ocean Road
 Narragansett, RI

Proposed 4-Bedroom House

Rear View		R-3
Date	5/6/2020	
Drawn by	LF	Scale



Received
 MAY - 8 2020
 Community Development



SWEENOR BUILDERS
 Incorporated

Crocker Residence

309 Ocean Road
 Narragansett, RI

Proposed 4-Bedroom House

Side View		R-4 Scale
Date	5/6/2020	
Drawn by	LF	



**HISTORIC DISTRICT COMMISSION
25 FIFTH AVENUE, NARRAGANSETT, RI 02882**

Date: June 5, 2020

To: Keith Lescarbeau, Chairman, Historic District Commission
From: Michael DeLuca, Community Development Director

Subject: Nelson site review – 50 Earles Court

**Narragansett
Town Hall
25 Fifth Avenue
Narragansett, RI 02882
(401) 789-1044**

**HISTORIC
DISTRICT
COMMISSION**

Chairman

Keith R. Lescarbeau

Secretary to Chairman

Cheryl Lescarbeau

Vice-Chairman

Robert Shields

Secretary

Kristen J. Connell

Members

Judith Kenower
Americo Mallozzi
Karen Catuogno
Melissa Kollitides

Alternate

Gaia Charren

**Community
Development
Director**

Michael DeLuca

Liaison Staff

Clerk of the Board

Heidi Petrone

Background

At a special meeting of the Narragansett Planning Board of May 27, 2020 the Board reviewed a plan of structural improvements proposed by Mr. and Mrs. Nelson for the garage at 50 Earles Court. The purpose of the improvements is to extend the height of the 2nd floor to enhance its utility as an artist studio. In designing this project, the Nelsons have had plans drafted that will change the roofline configuration to make the garage look more like a carriage house patterned after the main house. They will need a 6 foot height variance from the Zoning Board to be allowed to reconstruct the garage in the proposed manner.

This property is located in the Earles Court VOLUNTARY Historic District and does not require approval by this Commission of the exterior improvements. However, in their discussions with the applicants, the Planning Board suggested that an advisory comment from the HDC to the Zoning Board might put the architectural design into perspective. As you can see on the attached Project Summary, the Planning Board recommended approval of the Nelson's request with 4 conditions and an advisory opinion from the HDC relative to the architectural design. The Nelsons are scheduled to be heard by the Zoning Board on June 18, 2020

The applicants have provided copies of their plans and photographs of the existing garage. Additional photographs (attached) show significant architectural features of the residence which the Nelsons intend to complement in the newly designed garage. They add a cupola to the garage to also reflect the one located on the main house.

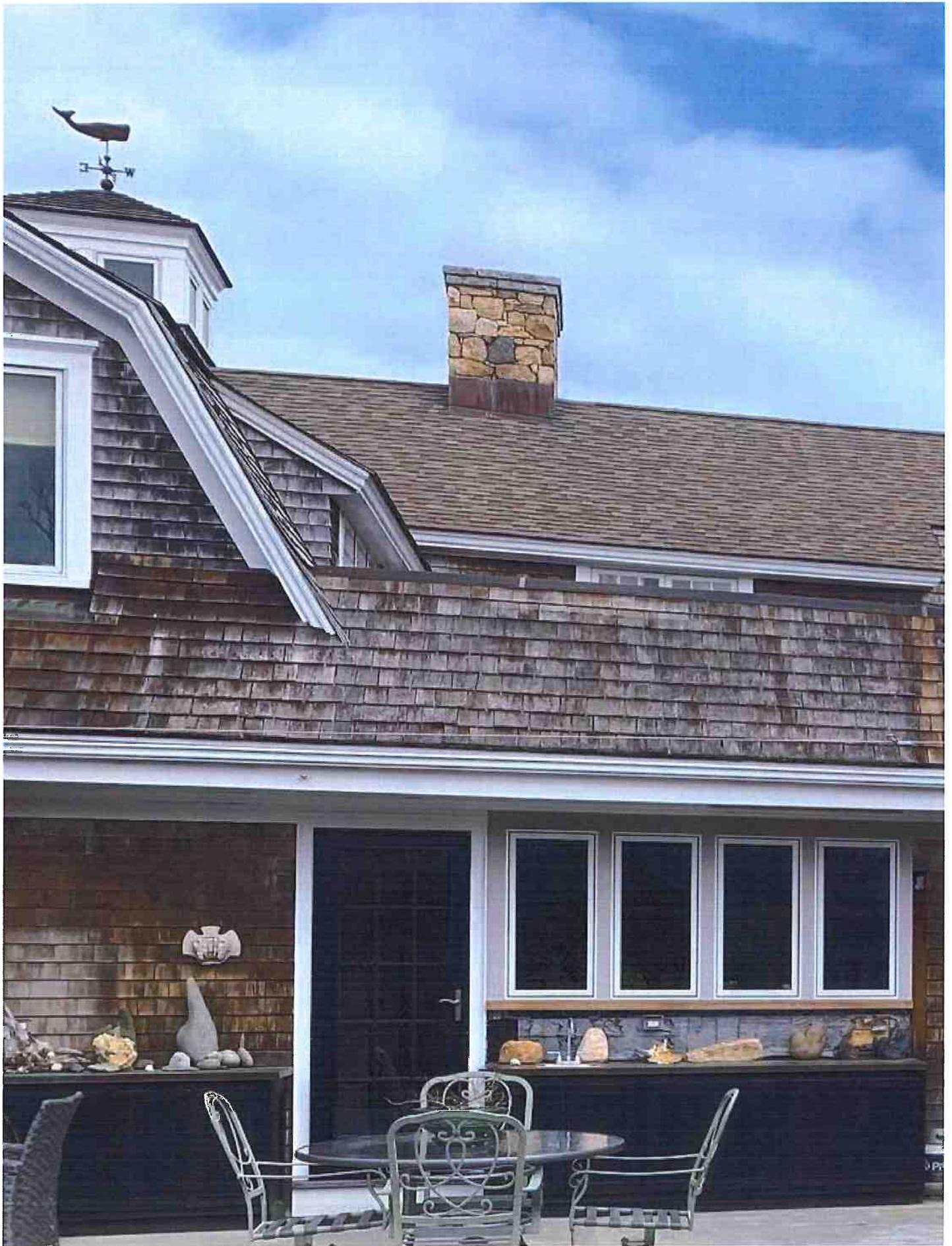
Staff considers the proposal to be an improvement to the overall site as it will unify the property to a period of design reflective of the mid/late 19th century. The revised garage design is certainly more traditional and appropriate for this structure. Staff finds the new roofline, trim, and structural massing in character with the original main

house in detail. Staff is unsure of the type of windows proposed which could be discussed at the meeting.

Recommendation:

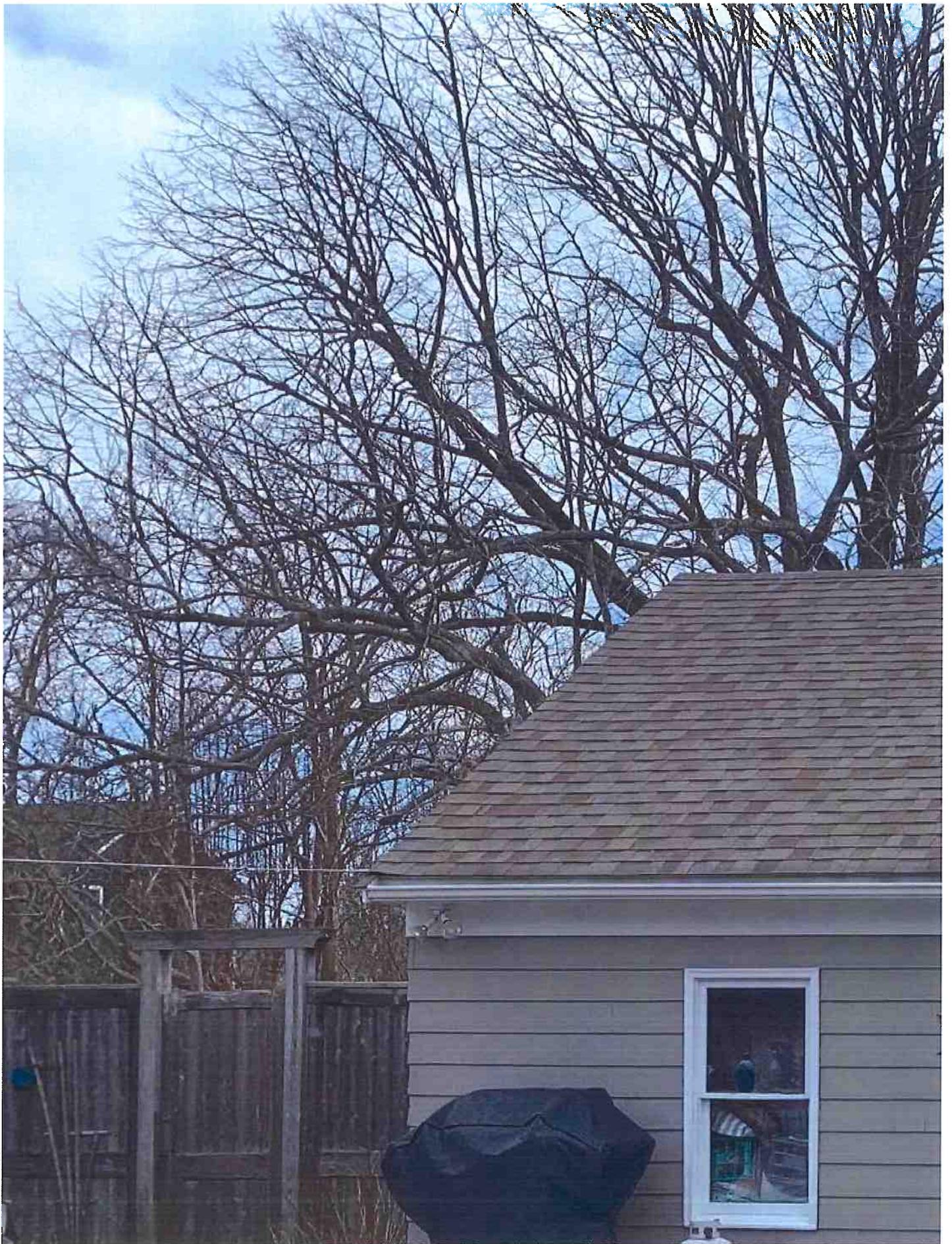
Staff suggests this proposal to be merit-worthy as an improvement to the architectural integrity of the site. The overall scale of the garage will fit the site better than what is there now. The height, as proposed, will not likely impact the surrounding properties due to the size of the parcel on which these structures are built and their distance from other homes in the neighborhood.

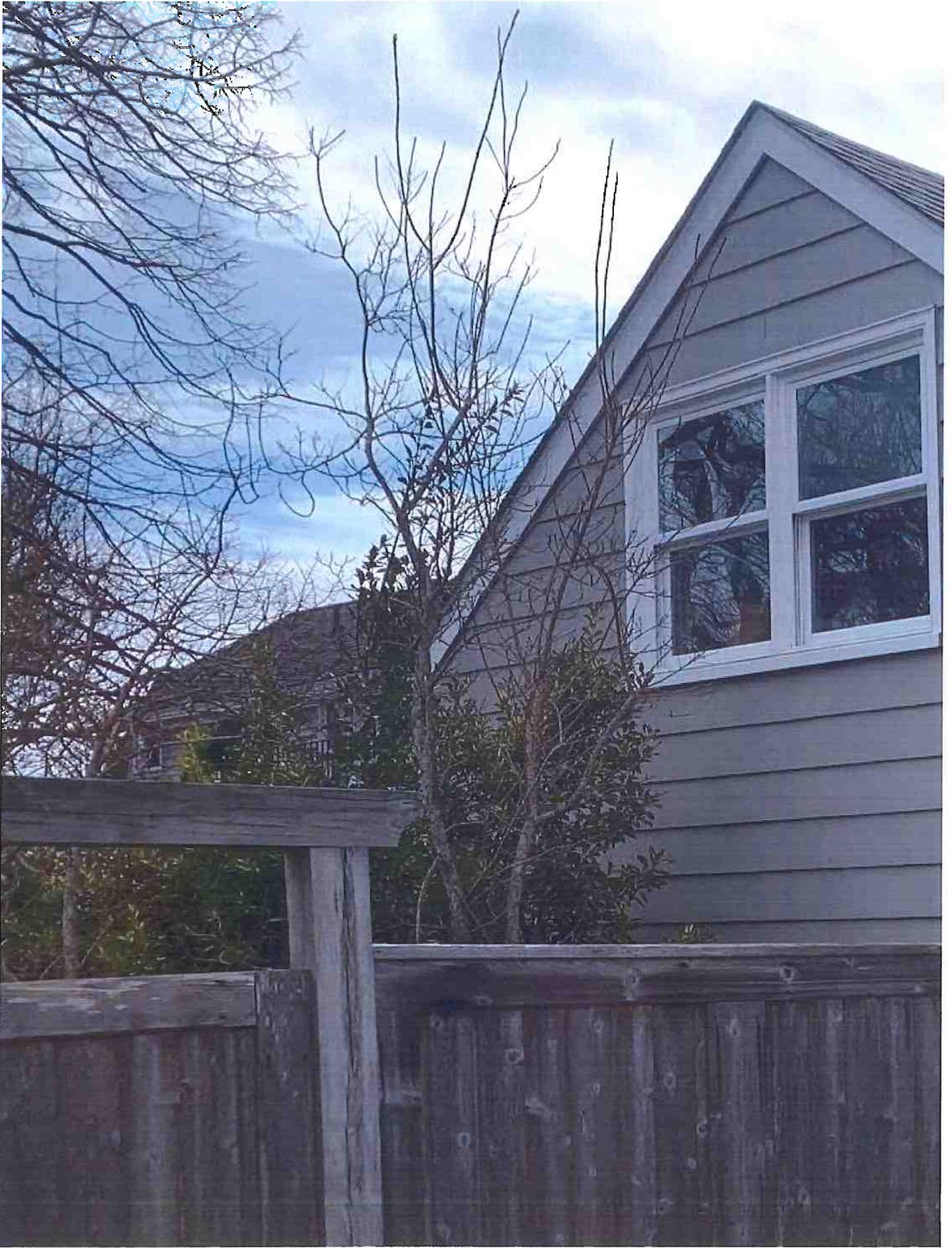
The Nelsons ask that the HDC provide a supportive advisory comment to the Zoning Board to lend strength to their request for height relief for their proposed garage improvements.











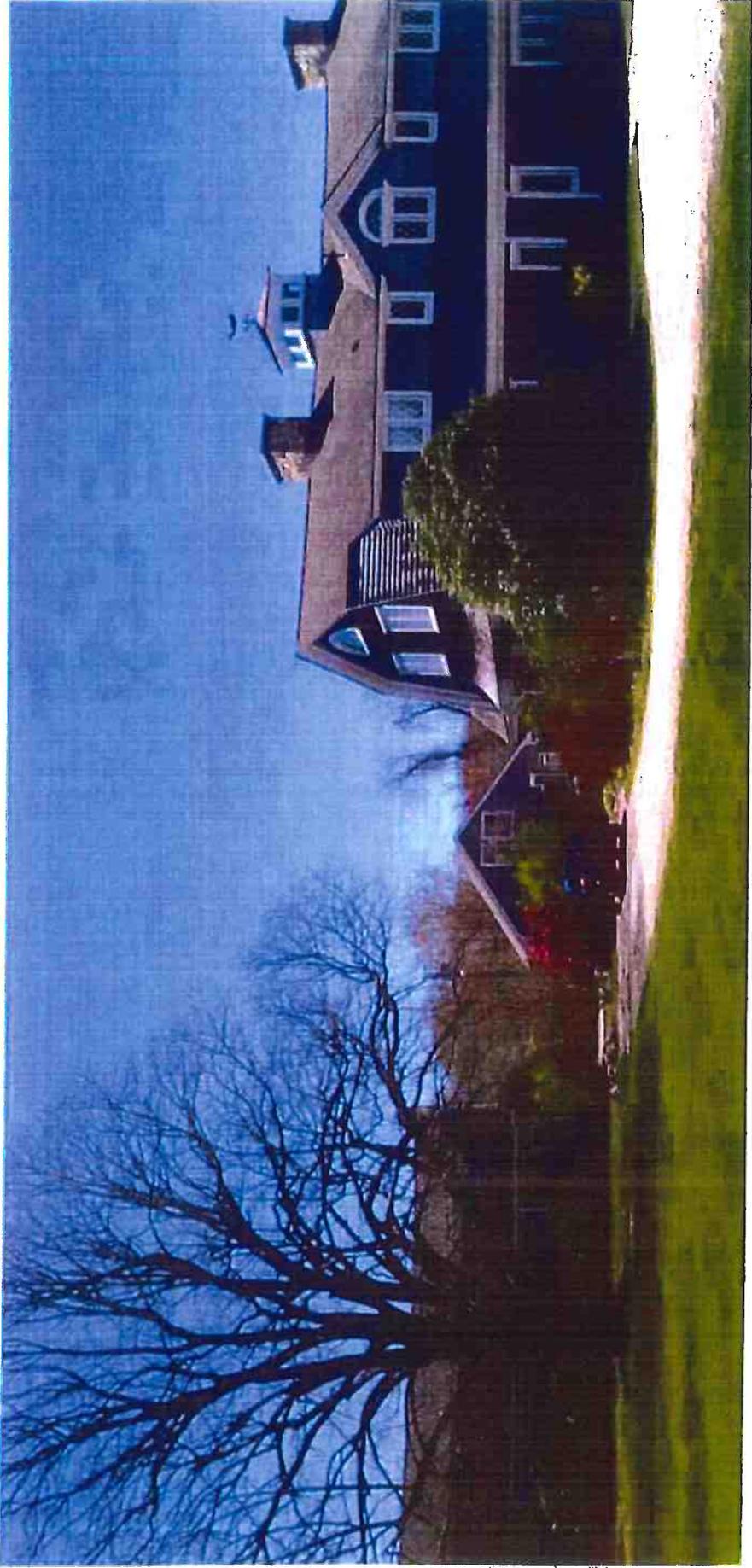
50 Earle's Court Garage/Studio

**Pictures to Demonstrate need for Height Variance
& Create Aesthetic Continuity**

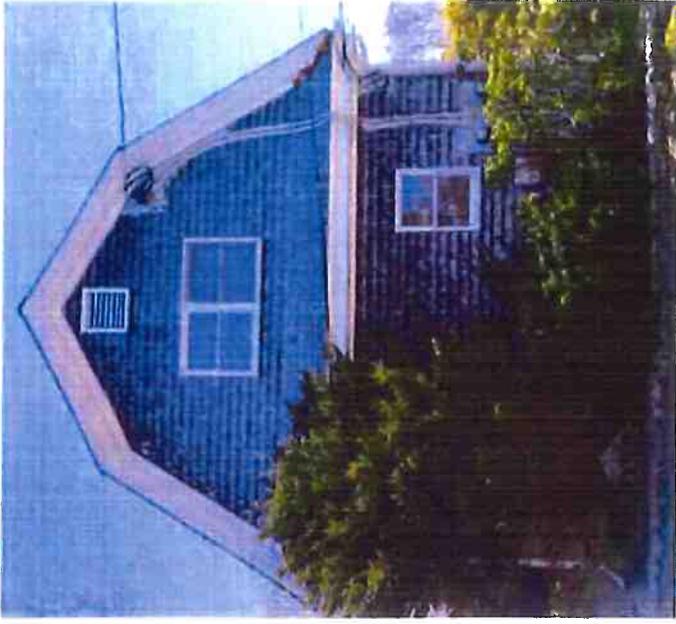
Cynthia Whalen-Nelson 401-741-6778 cwhalenart@gmail.com



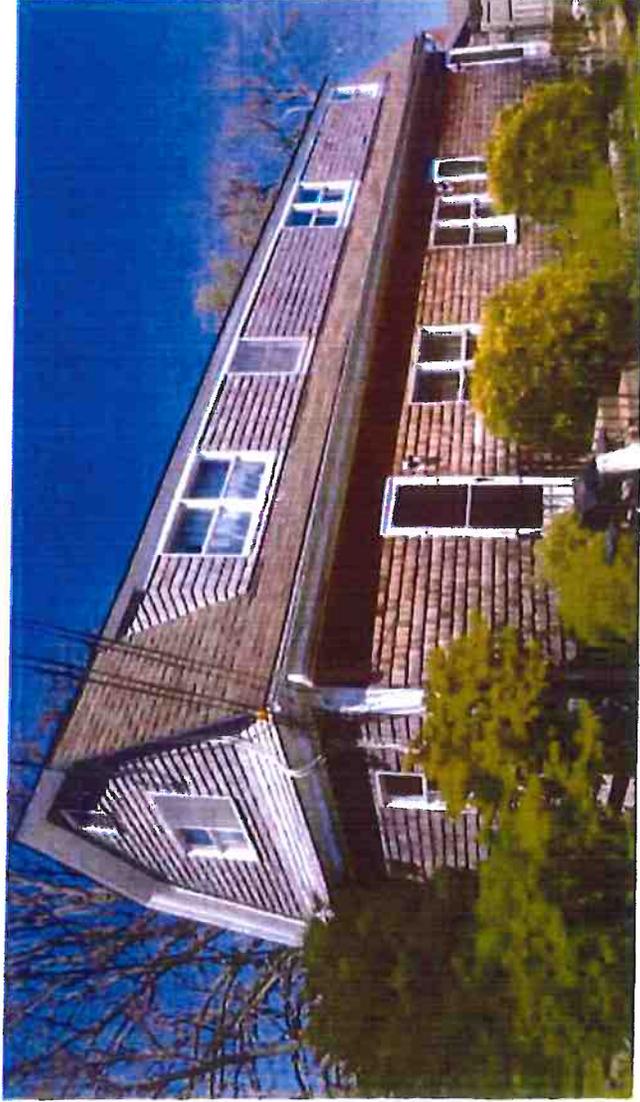
Limited Headroom inside Garage/Art Studio,
easel and mid sized paintings can't fit,
standing room only in 28" area in center of
the ridge.



Main House, Apartment & Garage/Art Studio

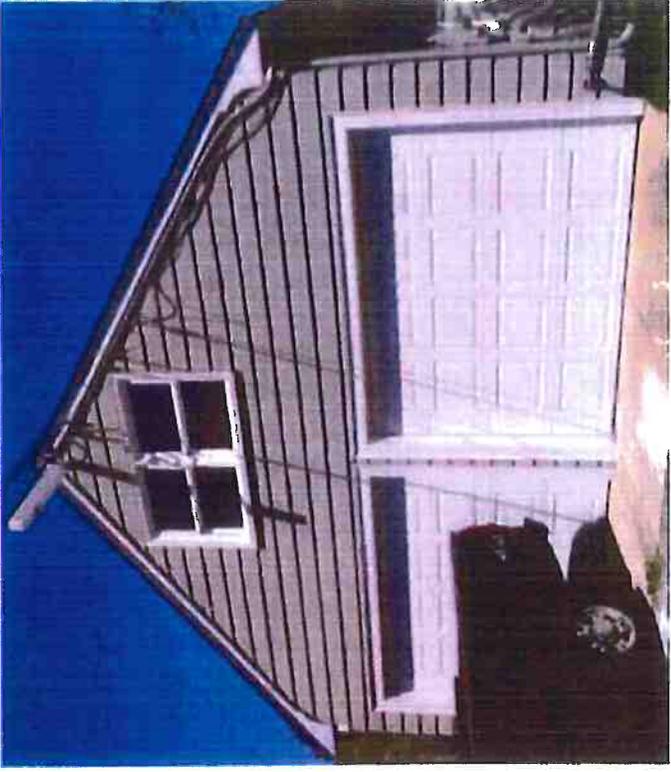


APARTMENT, SIDE VIEW

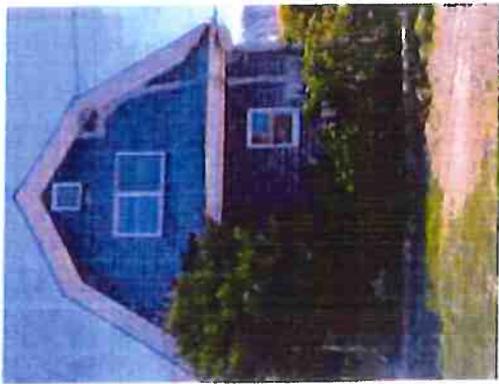


APARTMENT, BACK VIEW

Apartment, Gambrel Roofline,
an old horse barn converted into an apartment in the 80's prior to
our purchase of the property in 1998.



Garage/Art Studio, Ranch Roofline



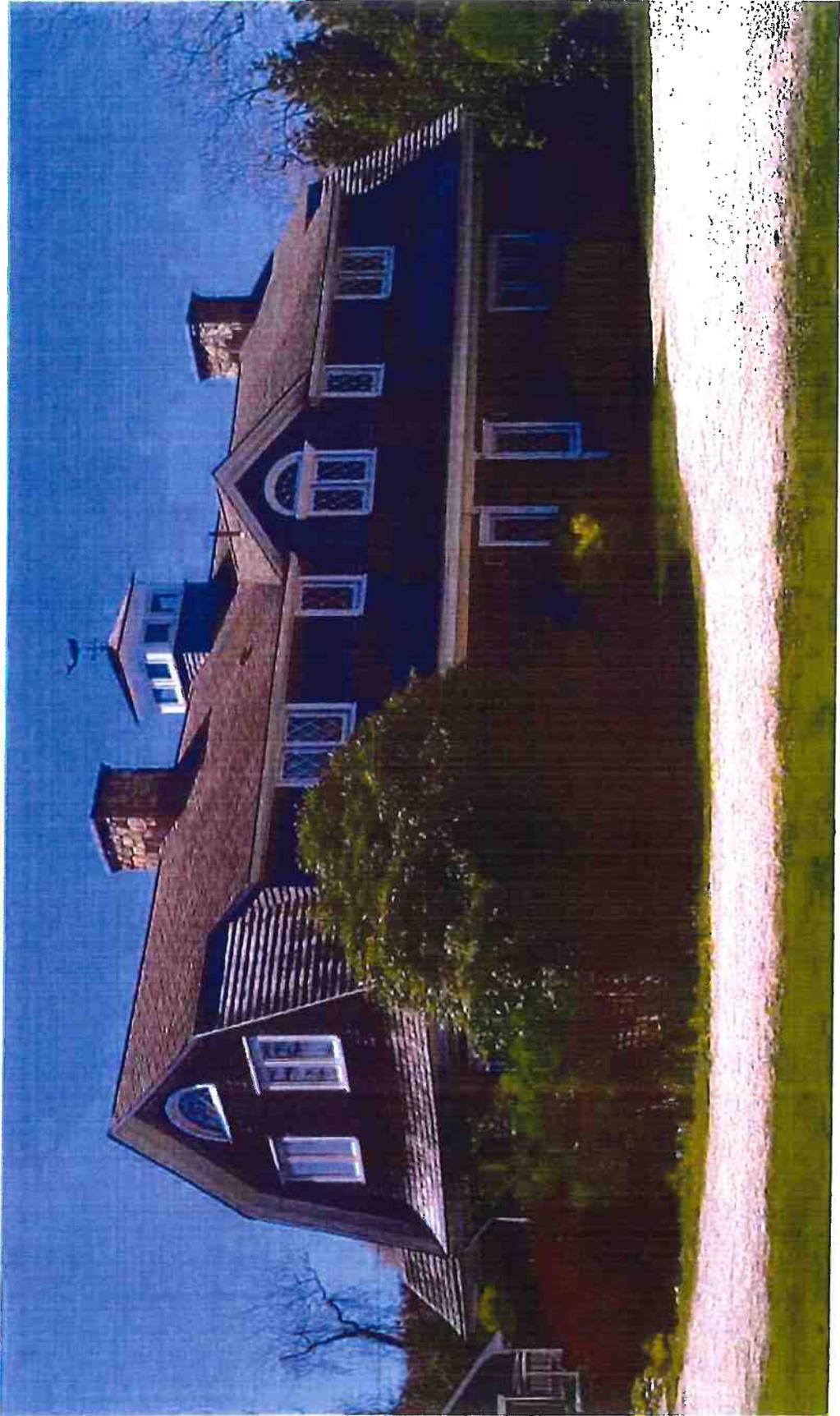
Apartment, Gambrel Roofline

Main House, Gambrel Roofline



Garage/Art Studio, Ranch Roofline





2

3

4

Garage/Art Studio

I am an Art teacher in Providence Schools, I am a painter, sculptor and illustrator of children's books. My paintings hang in many hospitals in RI, Hazbro, Miriam, Rhode Island Hospital & the Department of Health. I have mentored many Narragansett High School student's Senior Projects as an artist/illustrator.

All three of my children are living at home trying to establish their careers. My studio got moved out to the garage to accommodate for this situation, it is not feasible to work in this space.

**TOWN OF
NARRAGANSETT**
Rhode Island

Nelson

**AP E, Lot 125
50 Earles Court**

OFFICIAL MAP OF THE TOWN OF NARRAGANSETT, RHODE ISLAND

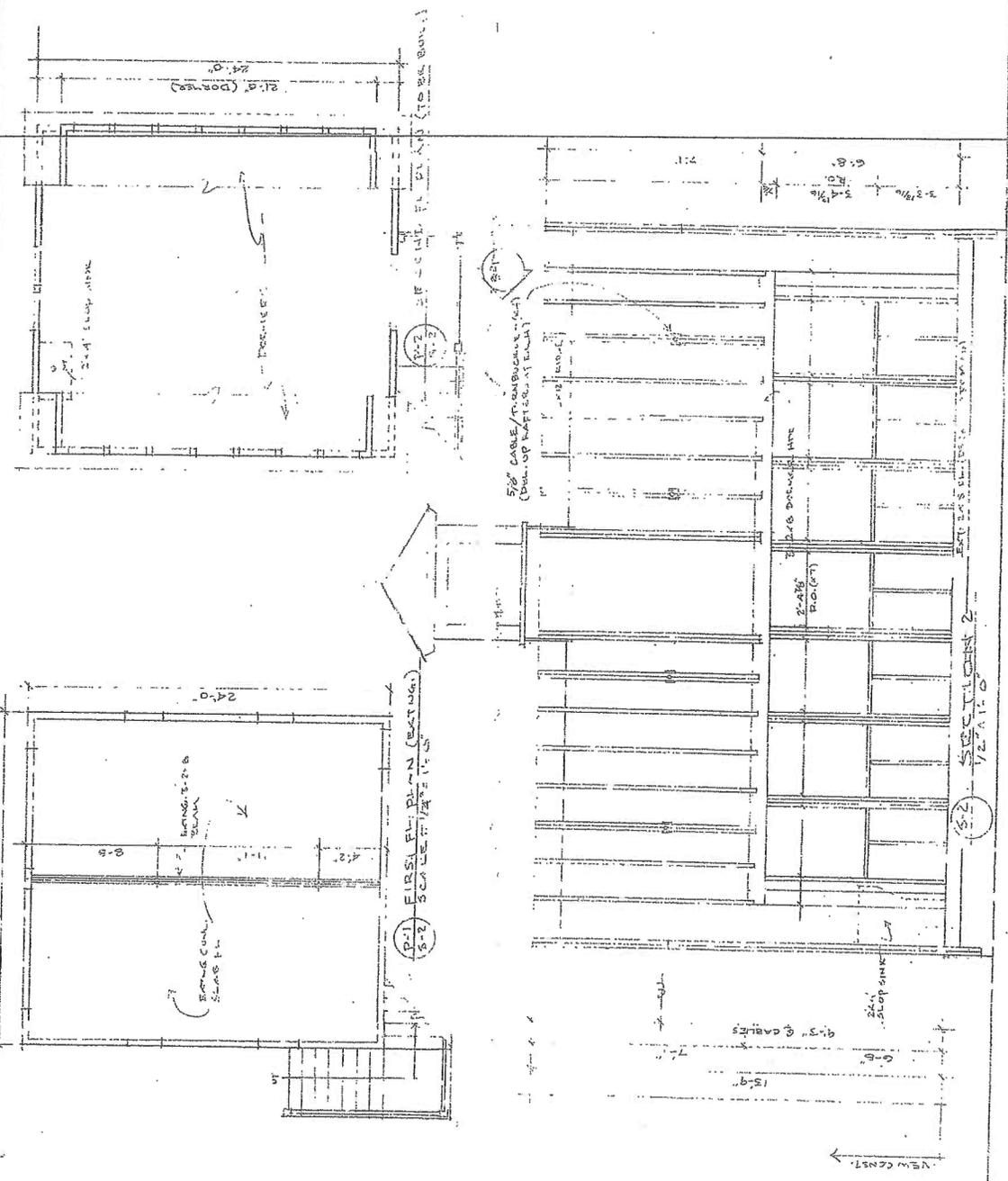


1 inch = 50 feet

The Town of Narragansett has produced these maps for informational and representative purposes only and makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.

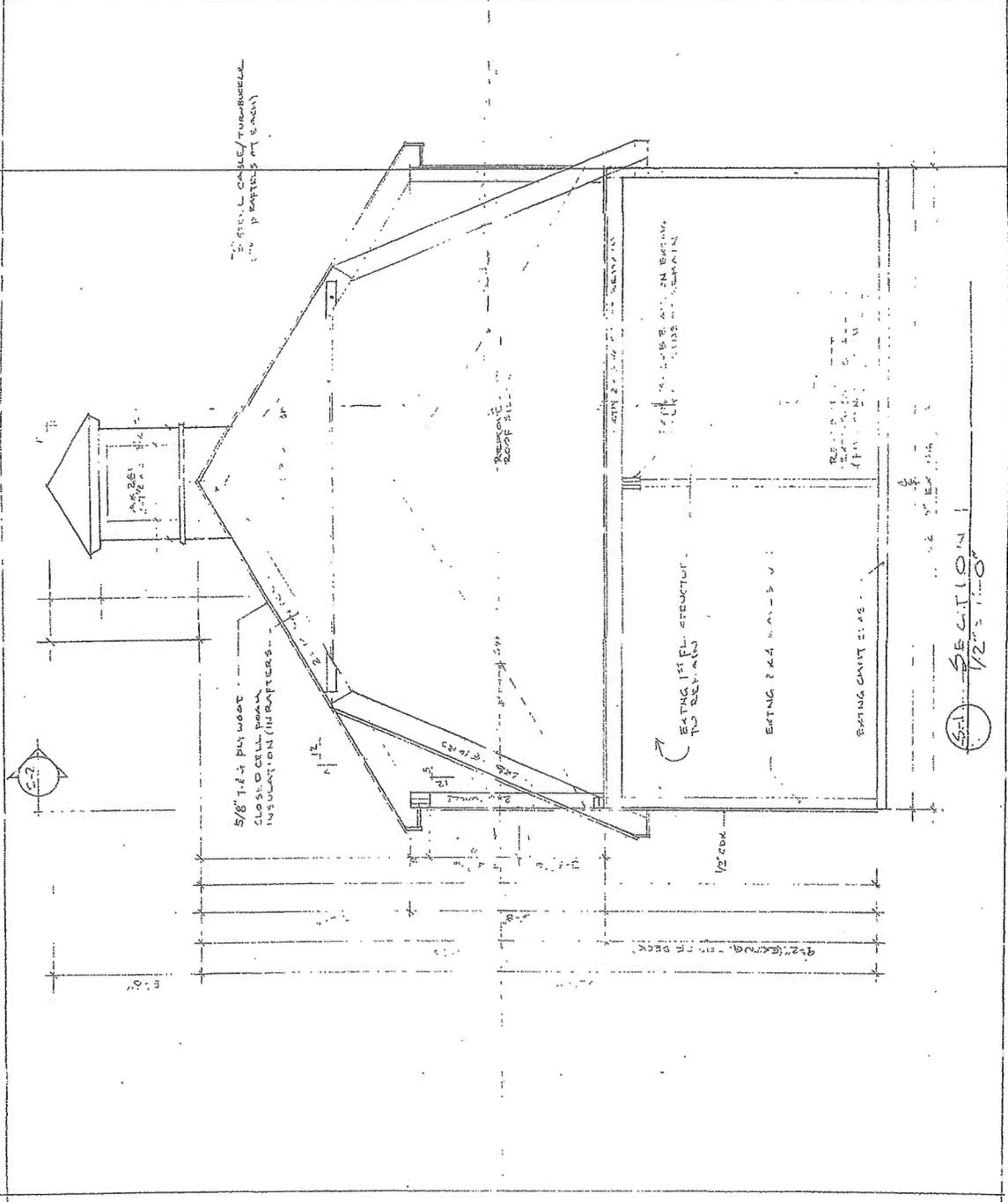


PROPOSED NELSON ART STUDIO
 PLANS: 14' x 11' 0" DATE: 1-15-20 SHEET 2 OF 3



VIEW CONST. ←

PROPOSED: NELSON ART STUDIO
 SECTION: 1/2"=1'-0" DATE: 1-15-20
 SHEET 1 OF 3



SECTION
 1/2"=1'-0"

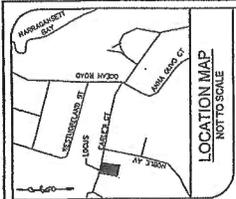
CARRIGAN ENGINEERING, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING
 140 POINT JUDITH ROAD
 UNIT #3 MARINER SQUARE
 NARRAGANSETT, RI 02882
 PHONE: (401) 789-6865
 FAX: (401) 789-2053



REVISIONS:

NO.	DATE	DESCRIPTION	BY

TITLE: **SITE PLAN**
 ASSESSORS PLAT E LOT 125
 50 EARLE'S COURT
 NARRAGANSETT, RHODE ISLAND
 PREPARED FOR: CHRIS NELSON
 SCALE: AS NOTED DATE: 12/28/05 SHEET 1 OF 1

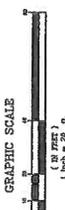
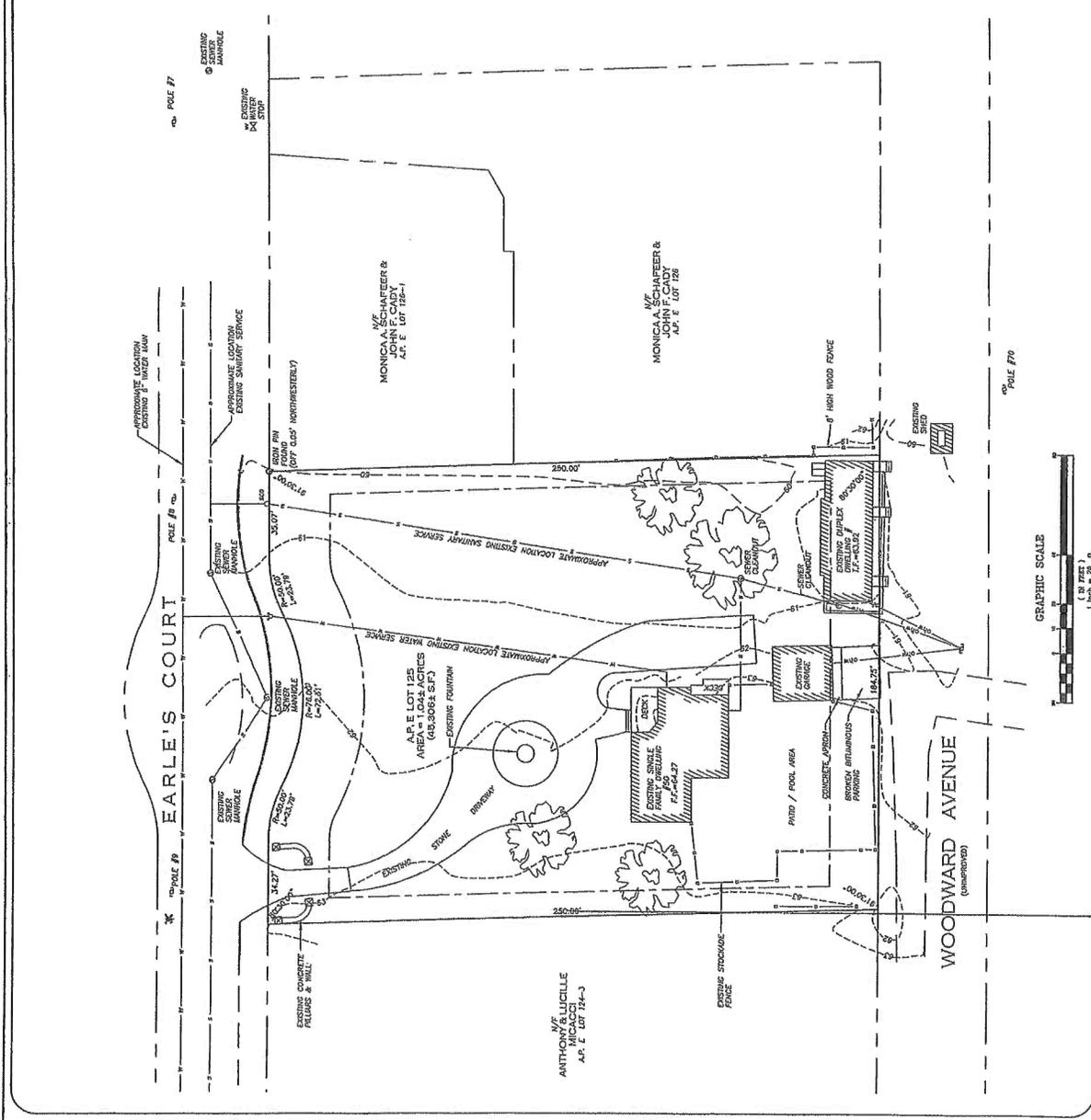


GENERAL NOTES:

1. APPROXIMATE PROPERTY AND LOT DIMENSIONS ARE SHOWN FROM A FIELD SURVEY BY MONICA A. SCHAEFER & JOHN F. CADDY, INC. (418.3065 S.F.)
2. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
3. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
4. SITE IS ZONED R-10
5. FRONT YARD SETBACK = 25 FT.
6. SIDE YARD SETBACK = 20 FT.
7. REAR YARD SETBACK = 20 FT.
8. MINIMUM LOT COVERAGE = 10% (1,200 S.F.)
9. EXISTING LOT COVERAGE = 10% (1,200 S.F.)
10. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
11. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
12. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
13. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
14. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
15. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
16. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
17. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
18. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
19. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)
20. APPROXIMATE PROPERTY INFORMATION FROM A FIELD SURVEY BY CARRIGAN ENGINEERING, INC. (418.3065 S.F.)

MAP REFERENCES:

- A. FINAL PLAN REVISIONS OF PROPERTY SITUATED BETWEEN EARLE'S COURT AND WOODWARD AVENUE, NARRAGANSETT, RI 02882, SCALE 1"=40', BY A.J. EASTWOODS, P.E. REVISION, FEB. 11, 1989
- B. PERMETER SURVEY OF LAND IN NARRAGANSETT, RHODE ISLAND FOR THOMAS & JOY PALANOD DESIGNATED AS ASSESSORS PLAT E LOT 125, SCALE 1"=40', PLAN DATE: 12/17/02 BY LOUIS FERRARO & ASSOCIATES.





May 29, 2020

To: James P. Manning, Chairman of the Zoning Board of Review
From: Terence Fleming, Chairman of the Planning Board

Project Summary

Nelson

Tax Assessor's Plat 'E', Lot '125'

Location: 50 Earles Court

Summary: The applicant is submitting a request to change the existing roofline of the existing garage to allow for an art studio above at the above referenced property. This project requires a Special Use Permit from the Table of Use Regulations – Use Code 03 (Section 6.1), a Height Variance from the Dimensional Regulations (Section 6.4), and a Special Use Permit from Alterations to Nonconforming Structures and Uses (Section 10.1). This property also lies in the High Watertable Limitations Overlay District (Section 4.5).

Findings of Fact:

Existing Conditions:

- Lot 125 is approximately 43,306 square feet in size, is located in an R-10 Zoning District and is currently occupied with a single family dwelling, a multi-family structure and a detached garage, as well as a pool and patio area.
- Existing lot coverage is approximately 8,241 square feet (18%).

Proposed improvements:

- Construction of a full second floor above the detached garage; the foot print will remain the same.
 - The lot coverage will remain the same.
- A. The improvements existing on this property are reflected on the Site Plan completed by Carrigan Engineering, Inc. dated December 28, 2005 and on un-authored Floor and Elevation Plans dated January 15, 2020 that were submitted for this application.
- B. Lot 125 is located in the High Water Table Limitations Overlay District (Section 4.5) as the seasonal depth to groundwater is indicated on the Towns GIS map to be between 18"-36" below grade (classified as Zone B by the Town of Narragansett). As such, all impervious surfaces will be counted toward lot coverage.
- C. Elevation Plans indicate the proposed building height to be 24' from average grade (18' allowed). The existing structure complies with the height limitation.

- D. Lot 125 is approximately 43,306 square feet in area and is located in an R-10 Zoning District. This project does not comply with the Dimensional Regulations of Section 6.4 as the project proposes to be 24 feet in height (maximum 18' allowed).
- E. Lot 125 will be serviced by Suez water and Town sewer.
- F. During the building review process, it was determined that Supplementary Drainage (Section 7.7) was not required.
- G. Lot 125 has a single family dwelling as well as multi-family structure (4 units) onsite. The Building Official has indicated that this property will need a Special Use Permit from the Table of Use Regulations - Use Code 03 for multifamily dwellings.
- H. This project will require a Special Use Permit under Section 10.1 (Alterations to Nonconforming Structures and Uses) as it represents an *“enlargement, extension, structural alteration or reconstruction of an existing building or structure which constitutes a nonconforming use”*.
- I. The future land use designation of this property is “Residential- High to Moderate Density”. The project, as proposed, complies with the Land Use component of the Comprehensive Plan.

Relief Requested:

- Section 6.1 – Table of Use Regulations
 - Use Code 03 – Multifamily Dwelling Structure
 - Special Use Permit
- Section 6.4 – Dimensional Regulations
 - 6’ Height Variance
- Section 10.1 – Alterations to Nonconforming Structures and Uses
 - Special Use Permit

Comments:

Lot 125 is located on Earles Court, in a Voluntary Historic District. The project proposes to remove the roof of the existing detached garage, extend the exterior walls and put a new roof on that will allow for more ceiling height on the second floor of the structure. The applicant is also proposing a cupola on top of the garage similar to the cupolas already on the single family dwelling as well as the multi-family structure.

The new height of the garage will be 24’, not counting the cupola, which is exempt from the height calculation. This increase would necessitate a 6’ height variance. Section 10.1 has four required development standards. The Development Standards to be met under Section 10.1 are as follows:

- (1) *The reconstructed building does not result in an increase in the existing degree of any dimensional nonconformity;*

This lot is located in an R10 District and the maximum allowable height for an accessory structure is 18 feet. The proposed improvements will increase the height of the building to 24 feet, not including the cupola. The proposed project would change a building that conforms in height to one that is non-conforming.

- (2) *The footprint of the building or structure is not expanded, extended, or enlarged by greater than 25 percent of the existing building footprint as of October 11, 1989;*

The applicant is proposing a second floor addition which would not expand the footprint.

(3) *The exterior appearance of the reconstructed building remains substantially the same or is changed to enhance its appearance on the site and harmony with the surrounding area;*

The proposed building appears to match the same style as the existing single family dwelling and multi-family dwelling. The property is located in the Earles Court Voluntary Historic District. A review and advisory comment by the Narragansett Historic District Commission may help to confirm that the project meets this standard.

(4) *It must be demonstrated that the site can accommodate the proposed level of use. Consideration shall include, but not be limited to, safety, traffic, parking, sewage disposal capacity, utilities, noise levels, odors and quality of water and air.*

The proposed project does not appear to have any effect on the above standard as the structure already has a second floor and the proposed improvements may serve only to make the space more functional.

Should the Board consider the development standards above to be met, then this project may be considered for a Special Use Permit under Section 10.1 of the Zoning Ordinance.

Section 12.4 of the Zoning Ordinance does not identify a height variance as one of the acceptable variances in conjunction with a Special Use Permit, therefore this variance may trigger the Use Variance standard of review.

The following conditions are provided for consideration in review of the proposed project:

1. That all construction is in strict conformance with the Site Plan and the Floor and Elevation Plans that were submitted for this application. Once a Certificate of Occupancy has been issued, this project shall be considered complete; any future Building Permit Applications that do not otherwise require Zoning Relief shall not be required to seek an amendment to this condition.
2. That any improvements associated with this project do not create additional bedrooms, or living units.
3. That any area of disturbance be reseeded or sodden with a low maintenance conservation grass mixture. Only slow release fertilizers are permitted to maintain an intact vegetative cover.
4. That prior to the issuance of a building permit, the applicant must submit a comprehensive erosion control plan to the building official for their approval. The plan must be in accordance with the Rhode Island Soil Erosion and Sedimentation Control Handbook. Said erosion control measures must be in place prior to the start of any construction and shall be maintained or replaced throughout the construction phase. They may only be removed when vegetative cover has been restored.

Planning Board Recommendation

The Planning Board has received information provided by the applicant and reviewed the plans and supplementary documents during the Planning Board Meeting on Tuesday, May 19, 2020 in accordance with Section 18.5 of the Zoning Ordinance.

The Planning Board found this application to be complete and in conformance with the Comprehensive Plan of Narragansett and recommends this application to the Zoning Board of Review for approval with the conditions above and that the applicant seek an advisory opinion from the Narragansett Historic District Commission prior to a public hearing with the Zoning Board.

Complete/Conformance (Indeglia/ O'Neill): Motion passed 5-0

Ayes - Five (Fleming, Plaziak, Indeglia, O'Neill, Leighton)

Recommendation – Approval (Indeglia/ O'Neill): Motion passed 5-0

Ayes - Five (Fleming, Plaziak, Indeglia, O'Neill, Leighton)

Standards to be Met in Granting Requested Relief

In granting a variance, the Zoning Board of Review shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

- 1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;
- 2) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
- 3) That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan of the town of Narragansett upon which the zoning ordinance is based; and
- 4) That the relief to be granted is the least relief necessary.

In accordance with Section 11 and Section 12 of the Zoning Ordinance, in granting the requested Variances noted above the applicant is required to show (by evidence upon the record) that:

- a) The hardship that will be suffered by the owner, if variance is not granted, amounts for more than a mere inconvenience.
- b) The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

The Zoning Board of Review shall, in addition to the standards listed in Section 11.4 of the Zoning Ordinance, require that evidence be entered into the record of the proceedings that in granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance. Nonconforming use of neighboring land or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance.

In addition to the above, the zoning board of review shall consider:

- (1) Access to air, light, views, and solar access.
- (2) Public access to water bodies, rivers and streams.

- (3) The conservation of energy and energy efficiency.

In accordance with Section 11 and Section 12 of the Zoning Ordinance, in granting the requested Special Use Permit(s) the following standards are required to be met:

- 1) That the use will comply with all applicable requirements and development and performance standards of Section 4 and Section 7 of the Zoning Ordinance;
- (2) That the use will be in harmony with the general purpose and intent of this ordinance and the Comprehensive Plan of the Town of Narragansett;
- (3) That the granting of the Special Use Permit will substantially serve the public convenience and welfare;
- (4) That the use will not result in or create conditions inimical to the public health, safety, morals, and general welfare;
- (5) That it will not substantially or permanently injure the appropriate use of surrounding property;
- (6) In addition to the above, the following should be taken into consideration:
 - a. Access to air, light, views, and solar access.
 - b. Public access to water bodies, rivers and streams.
 - c. The conservation of energy and energy efficiency.