

I. **ROLL CALL**

II. **OLD BUSINESS**

- II.I. 1. Noelle Claveloux (Applicant And Owner) For Property Located At 15 Atlantic Avenue; Being Tax Assessor's Map 29 Lot 83 (Zoned Residential, R-20). The Applicant Seeks A Special Use Permit (Article VII, Section A(1)(C)) And Dimensional Variances (Article IV, Section B; Article VI, Section A(4)) To Construct A Rear Deck On A Substandard Lot Of Record. The Deck Is An Intensification Of Use And There Is No Net Increase In Lot Coverage Nor Increase Of Existing Setback Encroachment.

Documents:

[15ATLANTIC.CLAVELOUX.PDF](#)

III. **NEW BUSINESS**

- III.I. 1. Gairard Decastro (Applicant And Owner) For Property Located At 2951 East Main Road; Being Tax Assessor's Map 31 Lot 2B (Zoned Commercial, C). The Applicant Seeks A Special Use Permit (Article V, Section E(14); Article VII, Section G) And A Dimensional Variance (Article VII, Section G) To Construct A New Commercial Building Over 5,000 Square Feet With A Side Setback Of Less Than 25 Feet.

Documents:

[2951EASTMAIN_APPLICATION_PLANS.PDF](#)
[LANDSCAPE PLAN A.PDF](#)
[LANDSCAPE PLAN B.PDF](#)

- III.II. 2. Ilene Chernoff (Applicant And Owner) For Property Located At 20 Point Road; Being Tax Assessor's Map 21 Lot 86 (Zoned Commercial, C-1). The Applicant Seeks A Dimensional Variance Under Chapter 405 Of The Town Code; Zoning Ordinance; Article IV Section B Land Space Requirements Table (Rear Yard Setback Relief) And A Special Use Permit (Article VII, Section A(1)(C)). The Applicant Is Requesting A 15' X 24' Garage Encroaching In The Side Yard Setback. An Additional 7' X 17.5' Covered Front Porch Is Also Proposed.

Documents:

[ILLENE CHERNOFF.PDF](#)

- III.III. 3. Looking Upwards (Applicant) And Visiting Nurse Health Serv Inc. (Owner) For Property Located At 1184 East Main Road; Being Tax Assessor's Map 58 Lot 51 (Zoned Light Industrial, LI). The Applicant Seeks A Special Use Permit (Article V, Sections D(2) And B(9)) For An Office And Related Medical, Psychiatric, Or Other Health Services Use With An Accessory Daycare Use.

Documents:

[LOOKING UPWARDS INC..PDF](#)

- III.IV. 4. Jeff And Molly Goldman (Applicants And Owners) For Property Located At 173 Adams Road; Being Tax Assessor's Map 62 Lot 56 (Zoned Residential, R-40). The Applicant Seeks A Dimensional Variance (Article V, Section I(5)) To Construct A Fence Enclosing A Swimming Pool Under 6 Feet.

Documents:

[ZONING BOARD APPLICATION FENCE VARIANCE.PDF](#)

- III.V. 5. P. Scott Thomas (Applicant) And Lynn Pieczarka (Owner) For Property Located At 1239 Anthony Road; Being Tax Assessor's Map 1 Lot 21 (Zoned Residential, R-10). The Applicant Seeks A Special Use Permit (Article VII, Section A(1)(C)) And A Dimensional Variance (Article IV, Section B; Article VI, Section A(4)) To Construct A Deck And Stairs Over A Concrete Patio On A Substandard Lot Of Record. The Deck Is An Intensification Of Use And There Is No Net Increase In Lot Coverage Nor Increase Of Existing Setback Encroachment.

Documents:

[1239ANTHONY.THOMAS.PDF](#)

- III.VI. 6. Matt Chase (Applicant) And Integrity Holdings (Owner) For Property Located At 726 Park Avenue; Being Tax Assessor's Map 21 Lot 84 (Zoned Commercial, C). The Applicant Seeks A Special Use Permit (Article VII, Section A(1)(D)) To Construct An Attached Garage To An Existing Structure, Altering A Non-Conforming Use.

Documents:

[726PARK.APPLICATION.PDF](#)
[726PARK.PLANS.PDF](#)

- III.VII. 7. A. Baileys LLC (Robert And Jean Robertson) (Applicant And Owner) For Property Located At 038 Fairview Avenue, Prudence Island; Being Tax Assessor's Map 77 Lot 63 (Zoned Residential, R-20). The Applicant Seeks A Special Use Permit (Article VII, Section A(1)(C)) And Dimensional Variances (Article IV, Section B; Article VI, Section A (4)) To Expand The Existing Structure And Add A Porch On A Substandard Lot Of Record.

Documents:

[LOT COVERAGE COMPARISON PI.PDF](#)
[MAP 200 FT ABUTTERS.PDF](#)
[SITE PLAN \(07-18-2023\)STAMPED-B \(1\).PDF](#)
[038 FAIRVIEW VARIANCE APPL..PDF](#)
[ABUTTERS 200 FT 038 FAIRVIEW.PDF](#)
[ELEVATIONS_PLAN.PDF](#)

- III.VIII. 8. Zachary Ethier (Applicant And Owner) For Property Located At 295 Riverside Avenue; Being Tax Assessor's Map 15 Lot 51 (Zoned Residential, R-10). The Applicant Seeks A Special Use Permit (Article VII, Section A(1)(C)) To Add A Second Story To An Existing Structure On A Substandard Lot Of Record. The Addition Is An Intensification Of Use And There Is No Net Increase In Lot Coverage Nor Increase Of Existing Setback Encroachment.

Documents:

[295 RIVERSIDE DECK.PDF](#)
[HOUSE RENOVATION FRONT ELEVATION-.PDF](#)
[295 RIVERSIDE AVE. ZBRAPPLICATION.MASTER.PDF](#)

- III.IX. 9. Hildeberto Leandres (Applicant And Owner) For Property Located At 0 Mason Avenue; Being Tax Assessor's Map 25 Lot 5 (Zoned Residential, R-10). The Applicant Seeks A Dimensional Variances (Article IV, Sections B And C(5)) To Construct A

16'x20' Storage Shed Within The Front And Side Setback.

Documents:

[0MASON.LEANDRES_APPLICATION.PDF](#)

IV. **ADJOURN**