

**Giants Neck Beach Association
Zoning Commission Meeting Minutes
Friday, July 7, 2023**

Present, Jim Lafond, Marilyn Christopher, Ernie Aniballe, Mario Harris, Rich Corona (alternate) and Ken Hotarek, (alternate)

Absent: Jim Horton

Also Attending: Peter Springsteel
Brooke and Wick Mallory
Gerry van Noordennen, Liaison

Call to order

Acting Chairman Lafond called the meeting to order at 6:47 p.m.

- 1) **Seat alternates, if needed.** No alternates were needed.
- 2) **Approval of March 10, 2023 Giants Neck Beach Association Zoning Commission Minutes.**

MOTION (1): Mario Harris moved to approve the March 10, 2023 Meeting Minutes, as presented. Seconded by Marilyn Christopher. Mr. Aniballe abstained from voting. (3-0-1) Motion carried.

3) Review, discuss and take action on the following application:

a) Mallory Residence – 14 West Pattagansett Road – Family room, dormer and porch roof additions. Mr. Springsteel reported this is an existing home that they plan to renovate. He added there are two front yard setbacks. The requirement is twenty feet. We are not proposing to change that. There is a deck on the side yard existing over the setback. The garage is over the setback. We propose a covered porch over an existing deck. We will remove the rest of the deck to add on an addition. It will be changed to a patio. The new patio will not count in the lot coverage. There will be a one-story addition. The existing air conditioning was shown on the plan. The flat roof in the back can have equipment on it. The existing compressor will still count. The shower and bulkhead are counted. They have 10,000 square feet of lot, and they are allowed 30% which is 3,000 square feet. The setback to West Pattagansett is 22 feet. The roof for the deck is 15% of the width of the lot for 15% of the covered porch from the setback. The height for a one-story addition is 22.1 feet which is allowed. Mr. Anniballe stated they have met all coverage requirements. Mr. Springsteel added there will be a gable roof that is also allowed. They are adding windows and dormers. Most of the deck will be eliminated. There is no change to the second-floor plan except for the height of the windows. There is an existing garage. Ms. Christopher was pleased with how it looks. Mr. Anniballe thought it was tastefully done.

MOTION (2): Mr. Aniballe moved to approve the plan for the Mallory residence

**at 14 Pattagansett Road, as presented. Seconded by Ms. Christopher.
(4-0) Unanimous.**

- 4) Report from Zoning Enforcement Officer.** Mr. van Noordennen reported he has received several complaints in one month about a truck that came to work at 6 a.m. Mr. Harris added the general contractor has to take responsibility for his crew. The time allowed to work is 8 a.m. to 5 p.m. Mr. Lafond suggested giving them one more chance and if they don't comply the Zoning Enforcement Officer should shut them down.

Mr. van Noordennen reported there is one house on the town's blighted list.

a) Current construction activities. Mr. van Noordennen stated one house has been under construction for a long time.

- 5) Report of any correspondence.** None

- 6) Other items which may come before the Commission.** Mr. van Noordennen will no longer be Chairman of this Commission. It was suggested that each member Chair for two months until there is a permanent Chairperson.

MOTION (3): Mr. Aniballe move that Mr. Harris create a document of Rules and Regulations for construction. Seconded by Ms. Christopher. (4-0) Unanimous.

- 7) Adjournment**

MOTION (4): Mr. Aniballe moved to adjourn the Giants Neck Beach Association Zoning Commission Meeting of July 7, 2023 at 7:40 p.m. Seconded by Mr. Harris. (4-0) Unanimous.

Respectfully Submitted

Frances Gheri
Recording Secretary