

# Board approves highway garage plans

By Sam Bari

The Zoning Board of Review unanimously approved the applications for a special use permit and requests for variances for the new town highway barn at One Freebody Drive. Town Engineer Michael Gray gave a detailed slide presentation to the board outlining the project at its June 24 meeting.

Before being presented to the zoning board, the Planning Commission reviewed and approved the preliminary plans prepared by Crossman Engineering of Warwick, the company contracted by the town to design the site plans. The commission also approved the highway garage building and salt storage building plans prepared by Cranston architects Saccoccio and Associates, Inc., and Autiello Construction Co., Inc. also of Cranston, the companies contracted to design and construct the buildings.

Additionally, the Planning Commission supported the town's request for necessary variances and special use permits required to construct the buildings as designed. Specifically, the town required a dimensional variance for the side yard setback to construct the highway garage building in accordance with zoning ordinances.

The project also required a variance for the construction of an 8-foot perimeter fence. Additional relief was requested for minimum off-street parking for a government, education, and institutional facility as well as a special use permit to be in accordance with zoning restrictions for a government-owned facility.

The board members agreed with the Planning Commission recommendations and with minimal discussion voted to approve the project.

In another matter, the zoning board voted unanimously for a continuance concerning an application by Jack F. Phelan for a dimensional variance for his Gondola Street property. The request to construct a house 30 feet from the front property line where 40 feet is required was met with opposition from abutting property owners. The property is located in an R40 zone and contains 52,000-square feet.

The approximately half-dozen


neighboring property owners opposing the project claimed the property dimensions were inaccurate due to the erosion that occurred since the property was last surveyed. The group claimed that the lot was unbuildable because of the severe erosion problem. The board voted to continue the matter after the dimensions were verified.

Requests for continuances by Mark A. Bard, for a property on Clarke's Village Road, Mark Brasil, for a property on Court Street, and David Dalrymple for a property on East Shore Road were all unanimously approved.



Town officials gathered for the official groundbreaking of the new highway barn at Taylor Point.

Photo by Andrea von Hohenleiten



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