

TOWN OF GLOCESTER • ZONING BOARD OF REVIEW

PUBLIC HEARING (NOTE TIME CHANGE)

Notice is hereby given that a Public Hearing will be held by the Zoning Board of Review on Thursday, October 25, 2018, in the Gloucester Town Hall, 1145 Putnam Pike, Chepachet, RI, at 7:00 p.m. when all persons interested will be heard for or against the granting of the following applications:

James P. and Gail E. Kennedy, applicant and owners, property located at 1380 Putnam Pike, further described as Assessor's Plat 10, Lot 41 in an A-4 zone. Applicant/Owner is seeking a Dimensional Variance as specified in The Gloucester Code, Chapter 350, Article III, District Dimensional Regulations, § 350-13, Table of Dimensional Regulations, Lot Width (frontage requirements) on proposed sub-lot A and sub-lot B of a minor subdivision. Applicant seeks relief of 68.97' on front lot A with 4 acres (281.03' frontage) and relief of 295.88' on rear lot B with 20.2 acres (54.12' frontage) from the minimum 350' lot width (frontage) requirement.

Joseph P. Griffin, Jr. and Alicia E. Griffin, applicant and owners, property located at 1355 Hartford Pike, further described as Assessor's Plat 9, Lot 33A in an A-4 zone. Applicant/Owner is seeking a Use Variance as specified in The Gloucester Code, Chapter 350, Article II, §350-11, Table of Use Regulations, Section 10 - Wholesale Business and Storage, Subsection 5 - Retail outlet for a wholesale or storage use. Applicant seeks a Use Variance to continue buy and sell mid-size equipment on his property which is prohibited in an A-4 zone.

Kyle J. Boyle, applicant and Nicholas Toliias, owner, property located on Spring Grove Road, further described as Assessor's Plat 13, Lot 21 in an R-2 zone. Applicant is seeking a Dimensional Variance as specified in The Gloucester Code, Chapter 350, Article III, District Dimensional Regulations, §350-13, Table of Dimensional Regulations, Front Yard Depth and Side Yard Depth Requirements. Applicant seeks approval of 39 feet of relief from the required minimum 75 foot front yard setback and 12 feet of relief from the required minimum 50 foot side yard setback to construct a single family dwelling.

Econox Renewables, Inc., applicant and Edward J. Jr. and Eva M. Kelley, owners, property located on Absalona Hill Road, further described as Assessor's Plat 17, Lot 26 in an A-4 zone. Applicant seeks a Special Use Permit as specified in The Gloucester Code, Chapter 350, Article VII, Special Regulations, §350-46 Solar Facilities, Subsection G, #2- All large solar installations shall require a Special Use Permit from the Zoning Board of Review as outlined in Section §350-8 (F). Applicant seeks to install and operate a 2.48 Megawatt ground mounted solar on a 109 acre parcel.

Econox Renewables, Inc., applicant and James E. and Lucille L. Petersen, owners, property located at 0 Putnam Pike, further described as Assessor's Plat 17, Lot 35 in an A-4 zone. Applicant seeks a Special Use Permit as specified in The Gloucester Code, Chapter 350, Article VII, Special Regulations, §350-46 Solar Facilities, Subsection G, #2- All large solar installations shall require a Special Use Permit from the Zoning Board of Review as outlined in Section §350-8 (F). The Applicant is also seeking a Dimensional Variance pursuant to Chapter 350, Article III, District Dimensional Regulations, §350-13 Table of Dimensional Regulations, Minimum Rear Yard Depth. Applicant seeks to install and operate a 2.48 Megawatt ground mounted solar facility 20 feet from the rear yard lot line (relief of 80 ft.) in an A-4 zone located on 15.38 acre section of the total 84.97 acres with access off of Absalona Hill Road.

Gregory Meinertz
Chairman of the Zoning Board

The Gloucester Town Hall is accessible to people with disabilities. Individuals requiring interpreter services for the hearing impaired must notify the Town Clerk at (401) 568-6206, not less than 48 hours in advance of the meeting date. Hearing devices are available without notice. TDD (401) 568-1422