

Town of Lincoln
Zoning Board of Review
100 Old River Road, Lincoln, RI
Minutes of August 5, 2025 Meeting

Present: David DeAngelis- Chairman, Frank Spezzano, Stephen Kearns, Kazem Farhoumand, Valarie Bataille, Richard Denerstein, Attorney Antonucci, Zoning Official Cabral

Excused:

Minutes: June 2025 minutes

Correspondence:

Applications:

Motion to approve June meeting minutes- motion made by Member Kearns. All in favor.

Global Home Sales Solution, LLC, 201 Reservoir Ave, Lincoln, RI 02865- Application for relief under mapped street ordinance, requesting relief pertaining to 220-26 Zoning Ordinance to construct a single family home located at 172 Central Street, Manville, RI 02838.

AP 37, Lot 47 Zoned: RG-7

Cory Allard for the Applicant: 172 Central Ave- prior owner with application for Map Street Ordinance. Received relief, poured foundation, foundation was in the wrong place in 2019. Approval expired. Map Street Ordinance was granted to the prior owner. Previous letters from the LPD and LFD.

Chairman: Why did it expire?

Attorney Antonucci: Stop work order was given and application expired. Foundation was too close to the street so needed to start over for a Dimensional Variance.

Chairman: Back to square 1 is where we need to be?

Cory Allard: Yes, remove the foundation and put it in the correct spot.

Member Farhoumand: Photo you can put on screen?

Chairman: Testimony from April but we re-invite people for public comment tonight. When we left off we asked for current letters from LPD and LFD with new Chiefs. In the updated application packet Chief Bradley from Manville Fire- (Chairman reads letter of agreement/ approval- exhibit 1). Second letter is from LPD Chief Fleming no concerns (exhibit 2).

Member Denerstein: Water and sewer?

Cory Allard: We will have to connect to both.

Member Denerstein: Parking?

Cory Allard: No covered garage, front and side parking.

Member Bataille: Questions the title reports.

Cory Allard: There is a mortgage on the property, Global is the owner.

Member Farhoumand: This shows existing, not proposed.

Corry Allard: Proposed because foundation is not in the correct location.

Public Comment:

Sara Seagree: Owns adjacent property concerns with retaining wall placement, utilities connection, and parking.

Cody Seagree: Construction process maintaining traffic.

Cheryl Joinville: Hands out packets with pictures. Concerns with construction.

Cory Allard: From 2019 residents, neighbors will be notified for utilities, construction notice can go out to keep neighbors updated. Regards to the retaining wall, right side of the property. Both sides and back (due to ledge). Approximately 25 ft. in length, retaining wall either side of property (safeguard erosion).

Member Kearns: Motion to approve relief for Map Street Ordinance. Second by Member Bataille. All in favor.

Gary and Patricia Belanger, 277 Knowlwood Dr., Woonsocket RI, 02895- Application for Dimensional variance for property located at 10 Spruce St., Manville RI, 02838.

AP 36, Lot 65 Zoned: RL-9

Chairman: Dimensional Variance to build a single story two family home 10 total ft. of side relief.

Trish and Gary Belanger sworn in.

Gary Belanger: Presently there is a home, no current vacancy. Owned for 1.5 years. What to knock down and rebuild.

Chairman: Reads standards.

#1- Hardship exists due to unique land characteristics.

#2- Hardship not prior action of applicant.

#3- the project fits into the surrounding neighborhood.

#4- If not granted would it be more than a mere inconvenience.

Gary Belanger: Helps with handicap. Two family home to live with sister and closer to niece.

Member Farhoumand: Sunroom?

Gary Belanger: Preference.

Chairman: Relief in the back?

Gary Belanger: 5ft. In the rear

Chairman: 5 ft. right, 10ft. left, 12ft. rear and 5ft. front. 5% total.

Member Bataille: Any attempt to make it bigger on the back? Instead of longer/ wider.

Gary Belanger: Cannot because of the wall.

Member Denerstein: Notices to abutters, no specifics?

Zoning Official Cabral: We do not do it, we send out generic ads and they can reach out to me.

Member Farhoumand: Remove that wall?

Gary Belanger: Yes, and put retaining wall.

Chairman: Reads TRC recommendation:

The applicant seeks to demolish an existing single-family home and replace it with a new single-level duplex. Variances from the side and rear yard setbacks as well as for lot coverage are needed to accommodate the proposed structure. The duplex will be ten (10') feet from each side property line, where 15 feet are required (a variance of five (5') feet); twenty-three (23') feet from the rear yard where 40 feet are required (a variance of seventeen (17) feet – note that this distance is from the sun room; the main structure will be thirty-five (35') feet from the rear property line); and the total building coverage will be 28.8% where 25% is the maximum allowed (a variance of 3.8%). The lot measures 13,500 sf in area and is located in the RL-9 zoning district, where two family dwelling units are permitted by right. The Technical Review Committee discussed this application at their June 18, 2025 meeting and felt that the requested relief, though significant, was warranted given the nature of the single-story units. The TRC also felt that the duplex fit in with the neighborhood. Although the Comprehensive Plan really has no bearing on this application, the TRC voted 4-0 to recommend a positive recommendation by the Planning Board.

Public comment:

Sara Nadeau: Concerns with the back. Mature trees about the property. Removal of the trees will cause damage with storm water runoff. Worries about the trees.

Cathleen Brown: Concerns with trees and runoff. Three different property owners with trees and water runoff.

Chairman: Concerns with the trees, please address.

Gary Belanger: Privacy about 10ft from ground to fence. Testimony to have evergreens/ vegetation.

Chairman: How high is the proposed home?

Gary Belanger: 16ft, 7inches from top of subfloor.

Chairman: Application continued to September to determine property line.

Soloman and Van Nguyen, 900 Smithfield Ave., Lincoln RI, 02865- Application for Dimensional variance for proposed addition at property located at 900 Smithfield Ave., Lincoln RI, 02865.

AP 06, Lot 065 Zoned: VCMU

Chairman: Reads standards.

#1- Hardship exists due to unique land characteristics.

#2- Hardship not prior action of applicant.

#3- The project fits into the surrounding neighborhood.

#4- If not granted would it be more than a mere inconvenience.

Solomon Win and Van Win sworn in.

Solomon Win: Single family currently with garage looking to go up with the garage to make livable space for another dwelling unit.

Zoning Official Cabral: Still within the height restrictions. Only 2ft in front 13.25ft. (Right side) relief.

Chairman: Pre-existing non conforming lot.

Solomon Win: Not changing anything just going up.

Chairman: Why do you want to?

Solomon Win: Rentable space off set mortgage.

Chairman: Rest of neighborhood is residential, commercial, mixed use property. Any final plans will match existing.

Solomon Win: Yes, match all colors/ material, no altercations to existing.

Chairman: Reads TRC Report:

The applicant seeks to convert an existing attached garage to a second residential unit. The property is located in the VCMU zoning district. The garage footprint will not be modified, however the roofline will be expanded to accommodate an addition per the architectural drawings. Variances of two (2') feet and thirteen point two-five (13.25') feet have been requested for the front and combined side/rear yards, respectively. This relief reflects the existing conditions, as the proposed second unit remains in the existing footprint. The Technical Review Committee discussed this application at their June 18, 2025 meeting and was neutral on the requested relief. The TRC felt that the roofline should not be higher than the existing structure and noted that the back yard could accommodate a single-story addition that would have less impact on the neighborhood. Although the Comprehensive Plan does not speak specifically to this project, it does discuss retention of neighborhood character and the development of complementary projects. The TRC did not forward a recommendation.

No Public comment.

Chairman: Motion to grant Dimensional Variance.

#1- Hardship exists due to unique land characteristics- pre-existing.

#2- Hardship not prior action of applicant- no prior action of applicant.

#3- the project fits into the surrounding neighborhood- not altering the surrounding area.

#4- If not granted would it be more than a mere inconvenience.

Motion second by Member Kearns. All in favor.

Monica B. Tavares, 96 Hazel St., Lincoln RI, 02865- Application for Dimensional variance for proposed addition at property located at 96 Hazel St., Lincoln RI, 02865.

AP 01, Lot 171 Zoned: RG7

Monica and Antonio Tavares sworn in.

Chairman: Reads standards.

#1- Hardship exists due to unique land characteristics.

#2- Hardship not prior action of applicant.

#3- The project fits into the surrounding neighborhood.

#4- If not granted would it be more than a mere inconvenience.

Monica Tavares: The kitchen is small; I want to extend the kitchen. There are four people in the house. My family is growing and I want to spend time with family and friends in the house. Cook comfortably.

Chairman: 22.4ft of rear relief, almost 13ft. from property line.

Member Kearns: Question mark?

Monica Tavares: That is plan B.

Chairman: Everything will match existing.

Member Farhoumand: Surveyor?

Monica Tavares: Uploaded old one.

Discussion of survey

Chairman: We can move forward and provide documents that are accurate.

Public Comment:

Kevin McCarthy: Against application. Concerns with the size of the kitchen. Changes the characteristics of the neighborhood.

Francine Jackson: Moving the land will disrupt the water runoff on Hazel St. itself.

Applicant: No Digging, slab.

Member Farhoumand: Slab, you won't hit ground water. No digging foundation depth.

Chairman: Reads TRC Report:

The applicant seeks to construct a 26'x24' addition with a 10'x13' all season porch. The porch will be 12'7. 5" off the rear yard where thirty-five (35') feet are required. A variance of 22.4' has been requested. The property is located in the RG-7 zoning district. The Technical Review Committee discussed this application at their June 18, 2025 meeting and felt that the requested relief for the kitchen addition was warranted, however the TRC felt that the sunroom should be moved to the side of the addition behind the house so as to decrease the requested variance. The TRC voted 4-0 to recommend a positive recommendation by the Planning Board, provided that the sunroom is relocated.

Chairman: Motion to approve the Dimensional Variance. Second by Member Kearns. All in favor.

#1- Hardship exists due to unique land characteristics- Original applicant lived here for 12 years. Did not build the home.

#2- Hardship not prior action of applicant- No prior action.

#3- the project fits into the surrounding neighborhood- not changing the characteristics of the surrounding area.

#4- If not granted would it be more than a mere inconvenience- not granted= small kitchen.

Amend motion, condition must mirror site plan. Second by Member Kearns. All in favor.

Peter Bach, 15 Linda St., Lincoln RI, 02865- Application for Dimensional variance for proposed addition at property located at 15 Linda St., Lincoln RI, 02865.

AP 14, Lot 221 Zoned: RS12

Peter Bach and Manfred Jordon sworn in.

Dimensional Variance for 9ft. for rear relief for deck already there.

Peter Bach: 12 by 18 deck there in 1999. Routine boards, need to be torn down.

Chairman: Because you are rebuilding the previous is pre- non conforming.

Chairman: Reads standards.

#1- Hardship exists due to unique land characteristics.

#2- Hardship not prior action of applicant.

#3- the project fits into the surrounding neighborhood.

#4- If not granted would it be more than a mere inconvenience.

Member Kearns: Layout of new deck.

Chairman: Existing is non-conforming.

Chairman: Reads TRC report:

The applicant seeks to demolish an existing deck and replace it with a new one. While the deck will not extend any further into the rear yard setback, it will be wider. The applicant has requested relief for a variance of nine (9') feet from the required 45 feet (the deck will be 35'9" from the rear Page 2 of 2 property line). The property is located in the RS-12 zoning district. The Technical Review Committee discussed this application at their June 18, 2025 meeting and felt that the requested relief was reasonable given the fact that the deck would not be significantly larger than the pre-existing one and that the expansion would not encroach any further. Although the Comprehensive Plan really has no bearing on this application, the TRC voted 4-0 to recommend a positive recommendation by the Planning Board.

No public comment.

Motion by Chairman to approve application.

#1- Hardship exists due to unique land characteristics- applicant purchased a house in 1999 with the deck.

#2- Hardship not prior action of applicant- not prior action by applicant.

#3- the project fits into the surrounding neighborhood- does not affect the characteristics of the surrounding area.

#4- If not granted would it be more than a mere inconvenience- more than a mere inconvenience.

Second by Member Kearns. All in favor.

Progress of the of the Comprehensive Plan Advisory Committee

- No update.

Motion to adjourn: Motion made by Member Farhoumand. Second by Member Spezzano.

All in favor.