

Town of Lincoln
Zoning Board of Review
100 Old River Road, Lincoln, RI
Minutes of November 4, 2025, Meeting

Present: David DeAngelis- Chairman, Valerie Bataille, Kazem Farhoumand, Stephen Kearns, Richard Denerstein, Frank Spezzano, Paul Santos, Attorney Antonucci, and Zoning Official Cabral.

Excused:

Minutes: October 2025

Correspondence: Yes

Applications:

Motion to approve October meeting minutes- motion made by Member Farhoumand second by Member Bataille. All in favor.

Correspondence: Email was sent to the Chairman about applicant Sana Bibi of 24 Arnold to request to withdraw application.

Chairman introduces new member Paul Santos for District 4.

**James Dagesse, 3 Mussey Brook Rd., Manville, RI 02838- Application for Dimensional Variance for proposed 3rd garage on left side of property located on 3 Mussey Brook Rd., Manville, RI 02838.
AP 34, lot 014 Zoned: RS- 20**

James Dagesse sworn in.

Chairman: Reads Standards for Dimensional Variance:

#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.

James Dagesse: We have a single-family ranch. I lived here for 28 years; house was from father-in-law. Two car garages are attached currently. Wants to stay in Lincoln. Extend garage to make room above to live in with wife, son and family will live in main portion of the house. Adding gables to make the existing roof look aesthetically pleasing and come together.

Chairman: Calculations; 25ft. is required on the side. Currently it is 17ft with the addition. 8 ft. of side relief is needed (left side). What other options did you have?

James Dagesse: Couldn't put it in the backyard with the deck and pool. Right side would be tough, left side made sense with the existing garage there. We looked at going up but wanted a private area not in the main house.

Member Kearns: Separate entrance?

James Dagesse: Side door entering the garage, and back entrance.

Chairman: Standard two, you indicated you're trying to offset a hardship to stay in the house and not a result of any prior actions.

Member Kearns: Questions seeing an open plumbing permit on the online software from 2018.

Zoning Official Cabral: Not everything transferred over properly when we went from paper applications to online.

Chairman: Reads TRC recommendation. The applicant seeks a variance of approximately 8 feet to construct an addition onto an existing garage consisting of a third stall and second story with living space. The garage will be 17 feet from the side property line where 25 feet are required. The property is located in the RS-20 zoning district. The Technical Review Committee discussed this application at their October 9, 2025, meeting. The TRC noted that there are extensive plantings between the proposed addition and the abutting property. Ultimately, the Comprehensive Plan has little bearing on this application. The TRC voted 6-0 to recommend a positive recommendation by the Planning Board.

Public portion open:

James Arcand: Sworn in. Positive support. A property across the street just added an apartment above the garage. Will not impact the area, and will fit in.

Public portion closed.

Member Kearns: Motion to approve application.

#1- Hardship exists due to unique land characteristics. – Stated no other place to put the addition.

#2- Hardship not prior action of applicant- Lived here for 28 years, wants to remain in Lincoln.

#3- the project fits into the surrounding neighborhood- Will not alter any characteristics of the neighborhood.

#4- If not granted, would it be more than a mere inconvenience- More than a mere inconvenience they would have to move somewhere else.

Relief of side setback of 8ft on the left side.

Motion second by Member Farhoumand. All in favor.

Motion to adjourn at 7:30pm. Motion Made by Member Farhoumand. Second by Member Kearns. All in favor.