

Town of Lincoln
Zoning Board of Review
100 Old River Road, Lincoln, RI
Minutes of July 14th, 2026, Meeting

Present: David DeAngelis- Chairman Stephen Kearns, Frank Spezzano, Paul Santos, Attorney Antonucci, and Zoning Official Cabral.

Excused: Kazem Farhoumand, Valerie Bataille

Minutes: May 2026

Correspondence: Will be discussed during the application

Applications:

Minutes from May 2026- Motion made to approve minutes from May 2026- motion made by Member Kearns, Second by Member Santos.

David Foster and Brian Mullahey 15 Meader Pond Rd, Lincoln, RI 02865- Application for Dimensional Variance for a proposed deck with stairs located at 15 Meader Pond Rd, Lincoln, RI 02865.

AP 34- Lot 405 Zoned: RS- 12

Chairman: Application for front deck with stairs.

Applicant Brian Mullahey sworn in.

Chairman: Reads standards.

- 1- Unique characteristics of the land.
- 2- No prior action from the applicant.
- 3- No alter to surrounding area.
- 4- More than a mere inconvenience.

Brain Mullahey: Small daughter, we want to be able to sit outside when she plays. It is more esthetically pleasing. Many other homes have decks with stairs. The home was previously built when we bought it. We have been there seven years. Mo living space above the deck, we have an uncovered patio in the back.

Secretary Kearns: Confused with the submitted pictures, the above angle of the lot.

Applicant: Those were submitted prior to the survey being submitted.

Secretary Kearns: Plans were very good, to see what is being proposed.

Zoning Official Cabral pulls up google maps to see the surrounding area

Applicant: The trees to the left will be removed, keeping some of the ones to the right but the ones immediately to the front door will be taken out.

Chairman: Neighbors across the street have a deck. Various styles of homes in the area, and on Old River Road too. Dimensions of the proposed?

Applicant: 10ft. off the hose, says it in the plans.

Secretary Kearns: Need to correct the other portions of the house that are non-conforming?

Zoning Official Cabral: Whole house would become legal.

Chairman: Reads TRC Report. Positive recommendation to the Planning Board. Planning Board meeting is scheduled for July 22nd.

No one from the public is present to speak on this application.

Secretary Kearns: Motion to approve the application for 15 Meader Pond Rd. with setback for 15.8ft. from setback relief.

1. Unique characteristics of the land. Purchased prior to Zoning regulations.
2. No prior action from the applicant. No prior action of the applicant.

3. No alter to surrounding area. Doesn't alter the surrounding area, we have seen many homes with decks in the neighborhood.
4. More than a mere inconvenience.

Motion Second by Member Santos, all in favor.

Letter for extension for a dimensional variance located at 2 First St., Lincoln, RI 02865.

Chairman: Dimensional Variance granted last May.

Holly Fisco: Sworn in.

Chairman: Reads letter to the Zoning Board dated May 13, 2026 from RP Engineering requesting the extension due to raised concerns about the foundation footings. Extended six months to January 2027.

Secretary Kearns: Building permit by six months then a year to build.

No public comments.

Chairman: Granting of extension approved for six months to January 2027. Motion Second by Member Kearns. All in favor.

Election for board positions

Chairman: Two members are not here tonight. Prefer to have everyone here for this.

Attorney Antonucci: You are well within your rights to continue tonight, hear thoughts from the board.

All want to wait to postpone until next meeting.

Chairman: Motion to move election to next meeting. Second by Secretary Kearns. All in favor.

Motion to adjourn- motion made by Secretary Kearns. Second by Member Spezzano. All in favor.