

Zoning Board of Appeals
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David Pereira - Chairman
John Scanlon - Vice Chairman
Richard Panofsky - Clerk
Richard Barrett
Antonio Oliveira
Raymond Olivier, Assoc. Mbr.
Stephen Silva, Assoc. Mbr.

ZONING BOARD OF APPEALS MEETING
Meeting Minutes – April 21, 2022

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Call to order at 6:00 PM by David Pereira, Chairman.

In attendance: Chairman David Pereira; Vice Chairman John Scanlon; Clerk Richard Panofsky; members Antonio Oliveira and Richard Barrett; associate member Raymond Olivier.

Guests: Bruce G. Hagerman, Senior Project Director, Crossman Engineering; Jim Hoyt, Executive Director, Boys & Girls Club of Pawtucket, RI.

The meeting was held at the Francis Hall/Council on Aging Building, 27 Francis Farm Road, Rehoboth, MA.

The agenda was reordered to use time before the public hearing.

GENERAL BUSINESS

1. File #824 – 211 Providence St – Vote on Findings. The draft was distributed beforehand by email. J. Scanlon moved to approve the draft with any corrections; R. Panofsky seconded. R. Panofsky offered a minor correction to the first sentence of the first motion, deleting the word “moved.” The motion carried unanimously on a roll-call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Barrett, aye; A. Oliveira, aye.

MINUTES

On a motion by J. Scanlon and seconded by A. Oliveira, the minutes of February 17, 2022, were approved as distributed by email, on a unanimous roll call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Barrett, aye; A. Oliveira, aye.

PUBLIC HEARINGS AND MEETINGS

File # 825 – Boys & Girls Club – 201 & 205 Winthrop St – Special Permit & Variance. The request is for Camp Ramsbottom to be allowed a special permit per Article 4.4 to locate new access and parking partially in the flood plain district and a variance to Article 6.3 to construct stacked parking.

A. Oliveira moved to open the public hearing; R. Panofsky seconded; the motion carried

unanimously on a roll-call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Barrett, aye; A. Oliveira, aye. Bruce G. Hagerman, Senior Project Director, Crossman Engineering, and Jim Hoyt, Executive Director, Boys & Girls Club of Pawtucket, RI, were in attendance. No abutters attended. The request for a special permit was heard first, followed by the request for a variance. Mr. Hagerman explained the parking and driveway constraints at the Camp and how the intended improvements would address them, including lack of visitor parking, lack of bus parking, peak-time traffic backups for Route 44 entrance and exit, frequent driveway blockages, unattractive landscaping and chain-link fence, and constricted office space. Mr. Hoyt clarified details and explained functionalities of the planned construction and the reintroduction this year of busses for their main clientele, young people from the Providence area. Landscaping will replace the chain-link fence with trees and shrubs, and there will be attractive signage in the form of a wooden mascot sculpture and flagpoles. The Special Permit is to construct portions of the new one-way drive and expanded parking in flood plain areas. Mr. Hagerman explained specifics in the engineering plans to be assured of stability and drainage. The Variance is to allow stacked parking. This is 5-car bumper-to-bumper parking on one level, for peak demand for parking by the 130 summer employees; it is a precaution for unusual peak times. It is not likely to fill because many employees take the busses, which are renewing in service this year. Stacked parking is needed to use the limited, small area effectively.

A. Oliveira moved to close the public hearing; J. Scanlon seconded; the motion carried unanimously on a roll-call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Barrett, aye; A. Oliveira, aye. Discussion brought out the Board's agreement that the variance request is justified and creates no obstacles to its approval. The special permit request effectively resolves many existing problems caused by topographic constraints while creating no new problems with flood control. The Board also complimented the proposers for providing legible plan drawings and a proposal that accurately identified the specific bylaw actions being requested. A. Oliveira moved to approve both the special permit and the variance requested in File # 825 -Boys & Girls Club – 201 & 205 Winthrop St. R. Panofsky seconded and the motion carried unanimously on a roll-call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Barrett, aye; A. Oliveira, aye.

NEXT MEETING

The next meeting of the Board is scheduled for Thursday, May 19, 2022, at 6:00 PM.


ADJOURNMENT

The Board voted to adjourn at 6:30 on a motion by A. Oliveira, seconded by R. Barrett, and approved unanimously.

Respectfully submitted by Richard Panofsky, Clerk



David Pereira, Chairman


John Scanlon, Vice-Chairman