

APPLICATION FOR SPECIAL USE PERMIT

NOV 22 2017
BY: 275

To: Westerly Zoning Board of Review
Town Hall – 45 Broad Street
Westerly, RI 02891

Date: _____

The undersigned hereby applies to the Westerly Zoning Board of Review for a **SPECIAL USE PERMIT** pursuant to the provisions of **Section 260-34** of the Westerly Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant(s): Cheryl DeCaro Address: 12 Autumn Lane Westerly RI 02891

Owner(s): Meadowbrook Realty, LLC Address: 14 Mallard Way, E. Greenwich RI 02818

Lessee: N/A Address: N/A

1. Filing Instructions:

- a. Original application and ten (10) copies, typed or legibly printed, must be filed with the **Zoning Office** in accordance with the minimum time required to post adequate notice.
- b. Filing fee in the amount of **\$200.00**, plus legal advertising and recording fees, shall accompany an application to the Zoning Board of Review to cover the costs of processing (Payable to "Town of Westerly – Zoning"). In addition to the \$200.00 fee, the applicant shall also be responsible for all additional costs, if any, incurred by the town in the course of review of this application, such as third party review and additional costs for legal advertising.
- c. All required checklist items for a **SPECIAL USE PERMIT** must accompany the application in order to be considered a complete application.

2. Location of Premises: 28 Wells Street

3. Plat: 87 Lot: 74 Zoning District: HDR-6/P-15 (Wells St. Overlay)

911 Address: 28 Wells Street

4. Dimensions of Lot (Frontage) feet by (Depth) feet; Area (Square ft. or Acres): _____

Frontage: 120'; Depth: 160'; Total Area = 19,200 s.f.

5. Present use of premises: Professional Office

6. Proposed use of premises: Personal Services (Skin Care Boutique) in P-15 Zone

7. Is there a building on the premises at present: Yes

8. How long have you owned the premises: Under Contract

9. Year that lot was platted and recorded: N/A

10. Have you submitted plans to the Zoning Official: No

11. Has a permit been refused: No If a permit has been refused, attach a copy of the denial in writing.

12. Size (in square feet) of all existing buildings & accessory structures: _____
Building: 1,152

13. Size (in square feet) of all proposed buildings & accessory structures: _____
None being proposed

14. Indicate the number of families to reside in the building: N/A

15. Clearly state the grounds for which this **SPECIAL USE PERMIT** is sought, citing relevant section of Zoning Ordinance:

Personal services within the P-15 zoning district as the Subject Property is located in the Wells Street Overlay District.

16. Request of Waiver: Indicate checklist items that are requested to be waived by the Zoning Board and the reasons for the request:

Item C, Soil Erosion and Stormwater Control Plan; There is no site work or grade changes being proposed, the site is currently developed.

Item D, Letter from Biologist; Developed properties abut the Subject Property.

Item E, RIDEM OWTS Approval; The Subject Property is connected to public sewer.

Item F, Traffic Study; The Subject Property is located in the HDR-6 zoning district and within the Wells Street Overlay District. The existing dwelling was utilized as a doctor's office with parking in the rear and west side. The proposed use will be less intensive than the previous professional office use. The existing driveway is one way around the rear of the existing dwelling with adequate off street parking areas and adequate sight lines exiting the Subject Property onto Wells Street.

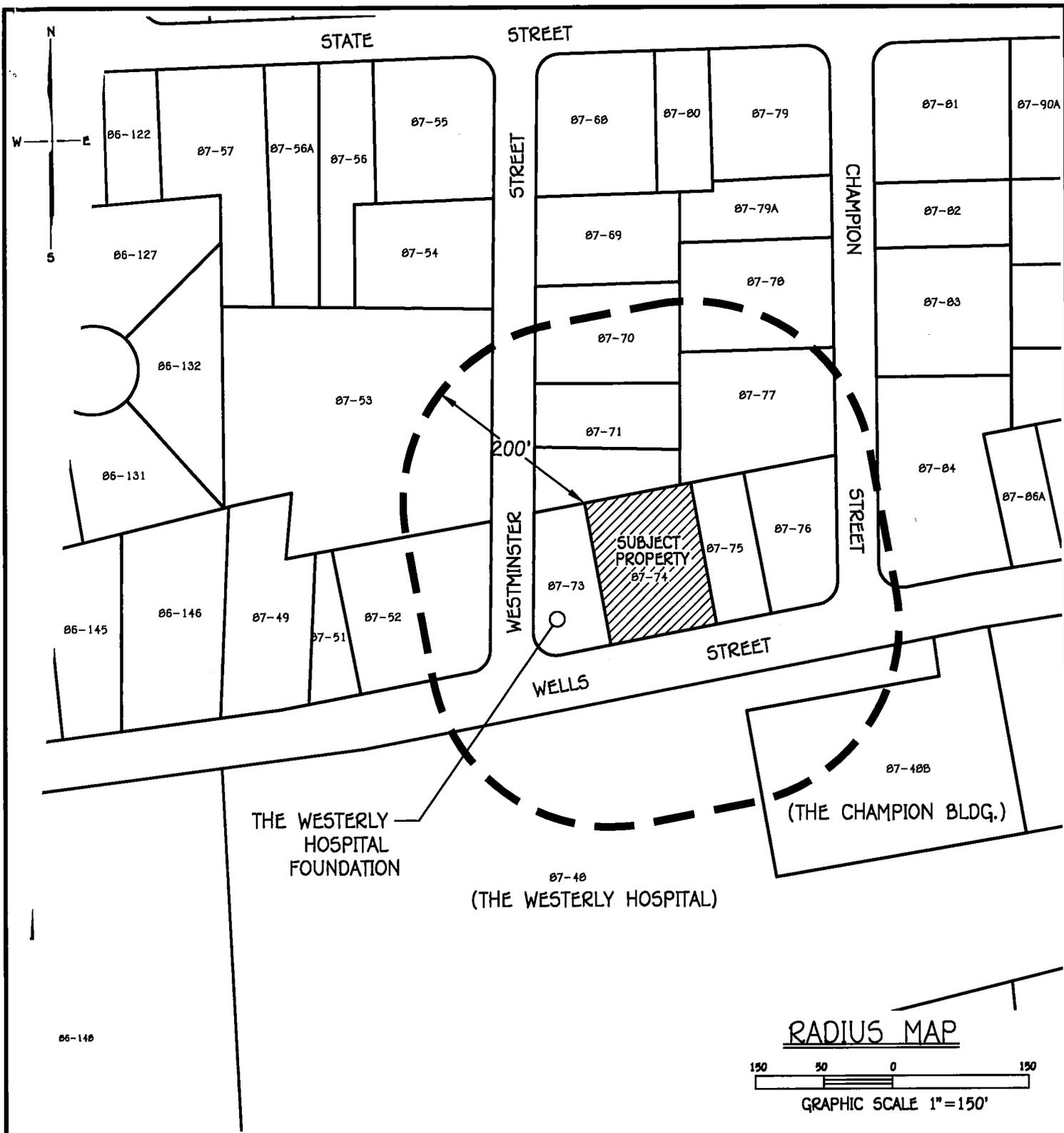
Respectfully submitted:

Print Name: Cheryl DeCaro

Signature: C A DeCaro

Address: 12 Autumn Ln

Phone Number: 401-952-5045



ANTHONY A. NENNA

No. 7240

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

APPLICANT: CHERYL DeCARO
LOCATION: 28 WELLS STREET
TOWN OF WESTERLY

DATE: NOVEMBER 27, 2017
PLAT 87, LOT 74

PREPARED BY:

On-Site Engineering, INC.
Civil & Environmental Engineering
85 Beach Street, Building B
Westerly, Rhode Island 02891
401-348-6831

200 FOOT ABUTTERS LIST

Applicant: Cheryl DeCaro

Property Address: 28 Wells Street, Westerly, Rhode Island
Plat 87, Lot 74

Plat	Lot	Site Address	Owner's Name	Owner's Address
87	48	25 Wells Street	LMW Healthcare, Inc. c/o Tina Dicioccio, Controller	365 Montauk Avenue, New London CT 06320
87	48B-1	35 Wells Street, #1	Tango Realty, LLC	15 Bridgette Lane, Westerly RI 02891
87	48B-2	35 Wells Street, #2	Leddy Urology Properties, LLC	35 Wells Street, Unit 2, Westerly RI 02891
87	48B-3	35 Wells Street, #3	RICGS, LLC	68 Cumberland Street, Suite 103, Woonsocket RI 02895
87	48B-4	35 Wells Street, 4	Champion Urology Properties, LLC	35 Wells Street, Unit 4, Westerly RI 02891
87	48B-5	35 Wells Street, #5	Tango Realty, LLC	15 Bridgette Lane, Westerly RI 02891
87	52	22 Wells Street	Richard H. & Malee R. Greenlee	22 Wells Street, Westerly RI 02891
87	53	73 Westminster Street	Mitchell J. & Eileen E. Lindeman	73 Westminster Street, Westerly RI 02891
87	70	70 Westminster Street	Frederick C. & Joanne Davis	70 Westminster Street, Westerly RI 02891
87	71	72 Westminster Street	Alan T. Gates & Kim Dionne Gates	72 Westminster Street, Westerly RI 02891
87	71A	74 Westminster Street	Jeffrey R. McCall, Et. Al. c/o Thomas & Sandra McCall	74 Westminster Street, Westerly RI 02891
87	73	26 Wells Street	LMW Healthcare, Inc. c/o Tina Dicioccio, Controller	365 Montauk Avenue, New London CT 06320
87	75	32 Wells Street	John P. & Maryellen Tunsky	1055 Newgate Road, West Suffield CT 06093
87	76	2 Champion Street	Joseph T. Alfiero	2 Champion Street, Westerly RI 02891
87	77	6 Champion Street	Deborah J. Scavello	10 Butterfly Drive, Westerly RI 02891
87	78	10 Champion Street	Laura E. Hower & Katharine S. Goode	9 Weybridge Land, Hopkinton MA 01748
87	84	36 Wells Street	Helge A. Reisch & Janne Luebben-Reisch	36 Wells Street, Westerly RI 02891

*Town of Westerly
Rhode Island*

DEPARTMENT OF PLANNING
AND CODE ENFORCEMENT



Town Hall
45 Broad Street
Westerly, RI 02891

November 22, 2017

Cheryl Decaro
12 Autumn Lane
Westerly, RI 02891

**RE: Zoning Submittal No. 17/3001
28 Wells Street
Assessor's Plat/Lot '87-74'**

To Cheryl Decaro:

In reviewing your application for the above-referenced Zoning Certificate it has been determined that a Special Use Permit is required to permit a skin care boutique within the Wells Street Overlay District. In order to proceed with your proposed application a public hearing with the Zoning Board of Review is required to grant the requested Special Use Permit.

Please submit a complete Special Use Permit Application, with applicable fee, to the Zoning office by the end of business on 27 Nov 2017 for your application to be included in the 6 Dec 2017 Zoning Board of Review Agenda. Additionally, please include in your Special Use Permit application a floor plan drawing that demonstrates the proposed areas of use for the skin care boutique along with the other required materials.

As you know, a successful completion of the Planning Board's Development Plan Review is required prior to the application's Zoning Board of Review public hearing. We will coordinate with you, the Planning Board Process and the Zoning Board Process to ensure that we have a smooth and efficient hearing process. Please contact Jay Parker the Town Planner with any questions about the Development Plan Review Process. Jay can be reached at (401) 348-2604 or jparker@westerlyri.gov.

Attached is the Abutters Notification Letter that will need to be mailed 14 days prior to the scheduled public hearing.

Should you have any questions please don't hesitate to contact me at (401) 348-2551 or at nreichert@westerlyri.gov

Sincerely,

Nathan Reichert
Zoning Official

cc. Anthony Nenna, P.E.

PAUL G. CORINA
DIRECTOR OF PUBLIC WORKS

Town of Westerly
Rhode Island
PUBLIC WORKS



68 White Rock Road
Westerly, RI 02891
TEL: (401) 348-2561
FAX: (401) 596-9512
pcorina@westerlyri.gov

November 22, 2017

Mr. Anthony Nenna, P.E.
On-Site Engineering, Inc.
85 Beach Street
Westerly, R.I. 02891

Re: Water and Sewer Supply Availability, 28 Wells Street, Westerly, R.I.

Dear Mr. Nenna:

I am pleased to inform you that the Town of Westerly, Water Distribution and Sewer Collection Systems are of adequate capacity to service the proposed Skin Care Facility at the above referenced location. If you have any questions regarding this information please feel free to call me at 401-348-2561, or E-mail at pcorina@westerlyri.gov

Very Truly Yours:

A handwritten signature in black ink, appearing to read 'Paul G. Corina', written over a horizontal line.

Paul G. Corina
Director of Public Works



Claudio Amaral <camaral413@gmail.com>

letter to atty

1 message

A. Joseph Lussier <ajoeabbott@hotmail.com>

Fri, Nov 24, 2017 at 9:56 AM

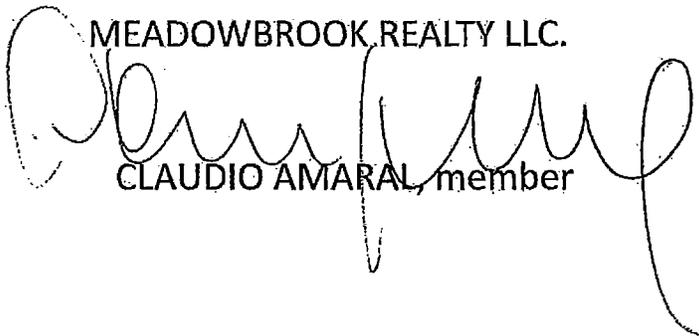
To: Claudio Amaral <camaral413@gmail.com>, Cheryl DeCaro <cadecaro@cox.net>, "A. Joseph Lussier" <ajoeabbott@hotmail.com>

NOVEMBER 24, 2017

William Nardone ESQ
401 5962094
Fax (if needed) 401 5964555

Please be advised that MEADOWBROOK REALTY LLC. Authorizes FRANCESCO DeCARO and CHERYL DeCARO to submit a request for a "SPECIAL USE PERMIT" FOR 28 WELLS ST. WESTERLY, RI.

MEADOWBROOK REALTY LLC.


CLAUDIO AMARAL, member

13' x 6"

Waiting area

Sun room

9' x 6"

Door to SunRm 8'

Fireplace 19' x 6"

Reception area

Handi Cap room

12' x 7"

12' x 6"

First Floor

stairs

Hallway

Hallway

Back entrance

15' x 11"

11' x 11"

Bathroom

6'

8' x 4"

Laundry

6'

Nail area

12' x 6"

SIDE HALLWAY to car Port

Front Entry

10' x 7"

12' x 5"

Treatment Rm

Hallway

12' x 6"

TR 3

2nd Fl

14' x 5"

Pantry

EXIT Door

1/2 Bath

Hallway

9' x 6"

TR 2

12' x 6"

TR 4

11' x 9"

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