

King, Steven

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Sent: Monday, April 09, 2007 2:15 PM
To: King, Steven; Lake, Mary C.
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Subject: QAC 3-22-07

Below is the final of the QAC finding from their last meeting. Liz Dolan's computer crashed, so she asked me to send this along.

dp

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Quonset Advisory Committee
April 04, 2007

Review and recommendations of the QAC meeting dated March 22, 2007

On March 22, 2007, the Quonset Advisory Committee ("QAC") convened to discuss and make recommendations concerning two projects within the Quonset Industrial Park.

In attendance were Elizabeth Dolan, Karla Driscoll, and Peter Elleman. George Warner and Edward Cooney were unable to attend.

The projects at issue were:

1. The request by Falvey Realty, LLC, to construct a two-story office building of approximately 30,000 square feet on Whitecap Drive in the Kiefer Park section of the Quonset Business Park. The proposed building is 41 ½ feet in height, which exceeds the Town of North's Kingstown's zoning restriction of a maximum of 35' feet of height. Therefore, the matter was referred to the QAC for review and recommendations in accordance with R.I.G.L. 42-64-13.
2. The proposed relocation of B&B Realty, Gill Service, Inc. and Ocean State Testing, Inc. whose current leased space is being condemned by the Rhode Island Department of Transportation. The proposed sales transaction is a subdivision property in the area between Dillabur Avenue and Conway Avenue with frontage on Roger Williams Way. The proposed three parcels do not meet the Town of North Kingstown's minimum zoning acreage requirement of 80,000 square feet. If these sales are approved, they may be recorded as legal non-conforming lots with the Town of North Kingstown. This matter was also referred to the QAC for review and

recommendations in accordance with R.I.G.L. 42-64-13.

Recommendations:

The QAC reviewed both projects in order. Steven King offered an overview. Elizabeth Dolan, Interim Chair, had spoken with North Kingstown Planner Jon Reiner who stated that he had no objections to either project. Mr. Cooney, via-email to Mrs. Dolan stated that he had spoken with North Kingstown Town Manager Michael Embrey and that the Town had no concerns or objections to either project.

After review, discussion, and formal vote, the QAC recommends to the Quonset Develop Corporation that it approve both projects as proposed.