

ZONING BOARD OF REVIEW AND APPEALS

Barrington, Rhode Island

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON:

THURSDAY, DECEMBER 19, 2024 AT 7:00 P.M.

**COUNCIL CHAMBER AT BARRINGTON TOWN HALL
283 COUNTY ROAD, BARRINGTON, RI**

For the purpose of hearing Applications for Dimensional Variance,
Use Variance or Special Use Permit from the Zoning Ordinance of the Town of Barrington, RI

Applications and any additional documentation can be found on the Town website:

<http://www.barrington.ri.gov/zoningboard>

PLEASE NOTE:

- **ADDITIONAL LETTERS, EXHIBITS, AND/OR MATERIALS MUST BE SUBMITTED TO THE ZONING BOARD CLERK NO LATER THAN 4:00 PM THE THURSDAY PRIOR TO THE MEETING., EVEN IF SUCH DAY IS A HOLIDAY. LATE EXHIBITS WILL NOT BE ACCEPTED.**
 - **DECEMBER MEETING DEADLINE: THURSDAY, DECEMBER 12, 2024 AT 4:00 PM**
- **APPROVAL OF MINUTES: November 21, 2024 Meeting Minutes**

THE FOLLOWING APPLICATIONS HAVE BEEN FILED WITH THE ZONING BOARD:

Application #4173, Tabea Fina, 88 Harold St, applicant, and Tabea Fina, 88 Harold Street, owner, for permission to construct a new entrance with vanity room and extension to existing bathroom. Assessor's Plat 12, Lot 280, R-10 District, 88 Harold Street, requesting dimensional variance on the Harold Street. side of property.

Application #4174, Alex Perdue-Newport Electric Construction, 121 Broadcommon Road, Bristol, RI applicant, and, Fatima & Jose Dutra, 199 Rumstick Road, owners, for permission to construct (2) Pergola structures with Solar Panel roofs. Assessor's Plat 10, Lot 133, R-40 District, 199 Rumstick Road, requesting dimensional variance from the 18' minimum setback for accessory structures.

All Town meetings are open to the public. The Town of Barrington will provide reasonable accommodations to ensure equal meeting participation. To request an accommodation to participate in a meeting, please submit your request by calling (401) 247-1900 Ext. 301 (Town Clerk's office) or write a letter to the Town Clerk, Town of Barrington, 283 County Road, Barrington, RI 02806. Deaf and Hard of Hearing callers can dial 711 "Relay" or through a relay service provider to request an accommodation at the Town Clerk's office. The Barrington Town Hall, Barrington Public Library, and Barrington Public Safety Building are accessible to people with disabilities. Posted on November 27, 2024 at Barrington Town Hall, Barrington Public Library, and the R.I.

Secretary of State website.

Date 11-20-2024

Application No. 4173

TOWN OF BARRINGTON

ZONING BOARD OF REVIEW

APPLICATION

for Special Use Permit, Use or Dimensional Variance

Please note an appeal is a separate application

Application under the Town of Barrington Zoning Ordinance for: *(check all that apply)*

Dimensional Variance

- ☐ Dimensional Modification by Zoning Officer
 - ☐ Under 5 percent.
 - ☐ 5 to 15 percent.
- ☐ Zoning Board Application

Special Use Permit

Use Variance

The undersigned hereby applies to the Building/Zoning Official and/or Zoning Board of Review for relief, as indicated above, from the application of the provisions or regulations of the Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant: Tabea Fina Address: 88 Harold Street
(please print in black ink) Barrington, Ri 02806

Owner: Tabea Fina Address: 88 Harold Street
(please print in black ink) Barrington RI 02806

Lessee: n/a Address: n/a
(please print in black ink)

1. Location of Premises: 88 Harold Street
(No.) (Street Name or Pole Number)

2. Assessor's Plat No.: 12 Lot No.: 280 Zone: R 10

3. Dimensions of Lot: 90ft 90ft 8100 sq.ft
(Frontage) (Depth) (Area)

4. How long owned: 1 Year and 3 months

5. State present use of premises: Residential - Single Family Home

6. State proposed use of premises: Residential - Single Family Home

7. Is there a building on the premises at present? Yes
8. What is the size of the existing building? (square feet of finished/living area): 841 sq.ft
9. What is the size of the proposed building? (square feet of finished/living area): 955 sq.ft
These dimension represents the first floor building footprint,
10. Please attach any prior zoning/planning decisions of which you are aware of regarding the property.
11. Number of families for which building is to be arranged: One
12. Describe extent of proposed alterations. *(use additional page if necessary)*
The proposed modifications will remove an existing addition, deck and stairs on Harold Street.
The proposed modifications would provide a new, thermally insulated entrance lobby with a
and vanity room on the first level and an extension to the existing bathroom on the second floor.
A deck, adjacent to the addition, would provide a clear path to the main entrance from the
driveway on Homestead Avenue
13. Please state zoning relief required: Dimensional Variance on the Harold Street side of the
property. This is a corner lot and the application requests that the proposed addition be
built 16' 7" from the property line on this side. This is a setback comparable with
neighboring properties on Harold Street.
14. Circle which provisions of the Zoning Ordinance is relief sought:
- (a)
- | | |
|--------------------------|-----------------------------|
| Dimensional Variance | Section (s) 185-69, 185-71 |
| Dimensional Modification | Section 185-40 |
| Special Use Permit | Section(s) 185-73, 185-73.1 |
| Use Variance | Section (s) 185-69, 185-70 |

- (b) If dimensional relief is sought state number of feet to property line (where applicable)

The required amount of feet for your zone can be found through the dimensions regulations table.

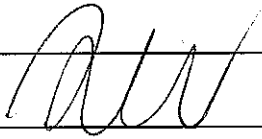
Please only fill out what is applicable to your application.

Front yard #1:	<u>25</u>	ft. required	<u>25' 7"</u>	existing	<u>16' 7"</u>	requested
Front yard #2:	<u>25</u>	ft. required	<u>28' 4"</u>	existing	<u>n/a</u>	requested
Side yard #1:	<u>9'</u>	ft. required	<u>14'</u>	existing	<u>n/a</u>	requested
Side Yard #2:	<u>9'</u>	ft. required	<u>5' 4'</u>	existing	<u>n/a</u>	requested
Rear yard:		ft. required		existing		requested
Height:		ft. required		existing		requested
Wetlands:		ft. required		existing		requested
Lot Coverage:	<u>2025</u>	sq. ft. max.	<u>1421</u>	existing	<u>1553</u>	requested
Lot Coverage:	<u>25%</u>	% max.	<u>17.54%</u>	existing	<u>18.95%</u>	requested
Parking Spaces:		required		existing		requested

* Note: Lot Coverage calculations are to include all structures on the lot including buildings, wood steps, wood decks and sheds. Ground level patios and landscape/masonry steps are not counted towards lot coverage under the Barrington Zoning Ordinance.

The undersigned declares that the information given herein is a true statement to the best of his or her knowledge and belief.

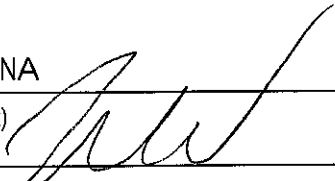
Submitted by: (Please sign and print)

TABEA FINA
Applicant (Print) 
Applicant's Signature

Applicant Tel. # 617 372 4700

Contact Person: TABEA FINA

Email: tabeafina@gmail.com

TABEA FINA
Owner (Print) 
Owner's Signature
(if different from Applicant, signature must be provided)

Owner: Tel. # 617 372 4700

Contact Tel. # AS ABOVE

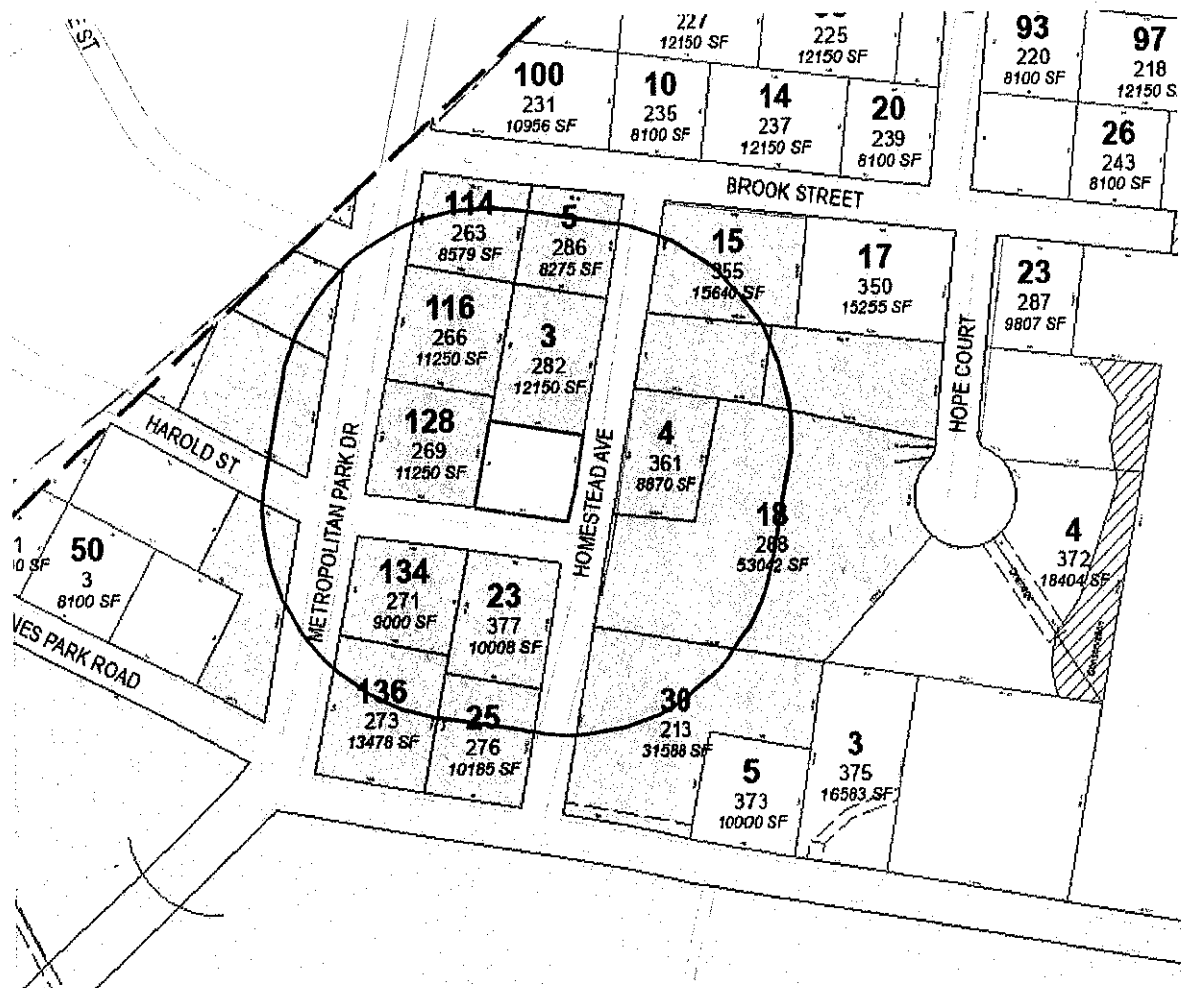
Email: tabeafina@gmail.com

Please note:

By signing this application, the Applicant(s) and Land Owner(s) give permission to the Town of Barrington staff and members of the Zoning Board to enter the property individually or as a group for purposes of a site inspection.



88 Harold Steet, Perspective Study



88 Harold Street Abutters Plan



200 feet Abutters List Report

Barrington, RI
November 18, 2024

Subject Property:

Parcel Number: 12-280
CAMA Number: 12-280
Property Address: 88 HAROLD ST

Mailing Address: TABEA FINA.
88 HAROLD STREET
BARRINGTON, RI 02806

Abutters:

Parcel Number: 12-008
CAMA Number: 12-008
Property Address: 129 METROPOLITAN PARK DR

Mailing Address: SCHULLER DAVID W. SANTOS BRENDA J.
129 METROPOLITAN PARK DRIVE
BARRINGTON, RI 02806

Parcel Number: 12-017
CAMA Number: 12-017
Property Address: 125 METROPOLITAN PARK DR

Mailing Address: SKLARZ JEFFREY P. SKLARZ MAURA F.
125 METROPOLITAN PARK DRIVE
BARRINGTON, RI 02806

Parcel Number: 12-018
CAMA Number: 12-018
Property Address: 123 METROPOLITAN PARK DR

Mailing Address: DRISCOLL PATRICIA A. DARLING TINA M.
123 METROPOLITAN PARK DRIVE
BARRINGTON, RI 02806

Parcel Number: 12-213
CAMA Number: 12-213
Property Address: 30 HOMESTEAD AVE

Mailing Address: CLEMENS STEVEN C. CLEMENS SUSAN V.
30 HOMESTEAD AVENUE
BARRINGTON, RI 02806

Parcel Number: 12-263
CAMA Number: 12-263
Property Address: 114 METROPOLITAN PARK DR

Mailing Address: JANTZ BRAIN STEPHEN JANTZ MELISSA JAYNE
114 METROPOLITAN PARK DRIVE
BARRINGTON, RI 02806

Parcel Number: 12-266
CAMA Number: 12-266
Property Address: 116 METROPOLITAN PARK DR

Mailing Address: MEADOWS RUTH E.
116 METROPOLITAN PARK DRIVE
BARRINGTON, RI 02806

Parcel Number: 12-269
CAMA Number: 12-269
Property Address: 128 METROPOLITAN PARK DR

Mailing Address: MORAVEC JENETTE M. (TRUST)
128 METROPOLITAN PARK DRIVE
BARRINGTON, RI 02806

Parcel Number: 12-271
CAMA Number: 12-271
Property Address: 134 METROPOLITAN PARK DR

Mailing Address: MAHONEY KATHERINE A. MAHONEY SEAN P.
134 METROPOLITAN PARK DRIVE
BARRINGTON, RI 02806

Parcel Number: 12-273
CAMA Number: 12-273
Property Address: 136 METROPOLITAN PARK DR

Mailing Address: GILDEA GARY M. GILDEA JENNIFER S.
136 METROPOLITAN PARK DRIVE
BARRINGTON, RI 02806

Parcel Number: 12-276
CAMA Number: 12-276
Property Address: 25 HOMESTEAD AVE

Mailing Address: COSTA ROBERT S. COSTA MONICA M.
25 HOMESTEAD AVE.
BARRINGTON, RI 02806



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11/18/2024

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Page 1 of 2



200 feet Abutters List Report

Barrington, RI
November 18, 2024

Parcel Number: 12-282
CAMA Number: 12-282
Property Address: 3 HOMESTEAD AVE

Mailing Address: LAPCZYK IRENEUSZ LAPCZYK IWONA
3 HOMESTEAD AVENUE
BARRINGTON, RI 02806

Parcel Number: 12-286
CAMA Number: 12-286
Property Address: 5 BROOK ST

Mailing Address: FABRIS KRISTIN KOLESAR
5 BROOK STREET
BARRINGTON, RI 02806

Parcel Number: 12-288
CAMA Number: 12-288
Property Address: 18 HOMESTEAD AVE

Mailing Address: BLAIR MEAGAN L. BLAIR WILLIAM R.
18 HOMESTEAD AVENUE
BARRINGTON, RI 02806

Parcel Number: 12-355
CAMA Number: 12-355
Property Address: 15 BROOK ST

Mailing Address: LI YINGHUA
15 BROOK STREET
BARRINGTON, RI 02806

Parcel Number: 12-356
CAMA Number: 12-356
Property Address: 2 HOMESTEAD AVE

Mailing Address: MOORE JARED DIQUINZIO-MOORE
AUDRIE
2 HOMESTEAD AVENUE
BARRINGTON, RI 02806

Parcel Number: 12-358
CAMA Number: 12-358
Property Address: 1 HOPE CT

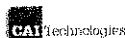
Mailing Address: GARDNER PATRICIA
1 HOPE COURT
BARRINGTON, RI 02806

Parcel Number: 12-361
CAMA Number: 12-361
Property Address: 4 HOMESTEAD AVE

Mailing Address: BRUNO DANIEL BRUNO ROBIN
4 HOMESTEAD AVENUE
BARRINGTON, RI 02806

Parcel Number: 12-377
CAMA Number: 12-377
Property Address: 23 HOMESTEAD AVE

Mailing Address: NORETS ANDRIY
23 HOMESTEAD AVENUE
BARRINGTON, RI 02806

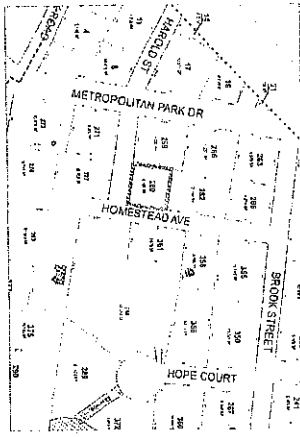


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11/18/2024

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Page 2 of 2



LOCUS MAP

ZONING DISTRICT R-10

SINGLE-FAMILY DWELLING

MINIMUM LOT AREA: 10,000 S.F.
 MINIMUM LOT FRONTAGE: 90 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 9 FT.
 REAR: 20 FT.
 MAXIMUM LOT COVERAGE: 25%
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MAXIMUM ACCESSORY HEIGHT: 18 FT.
 MINIMUM SETBACK ACCESSORY: 9 FT.
 MINIMUM SETBACK <120 S.F.: 6 FT.

BOUNDARY STAKE-OUT SURVEY

A.P. 12 / LOT 280
 88 HAROLD STREET
 BARRINGTON, R.I.

SCALE: 1"=20' DATE: OCTOBER 23, 2024

PREPARED FOR:

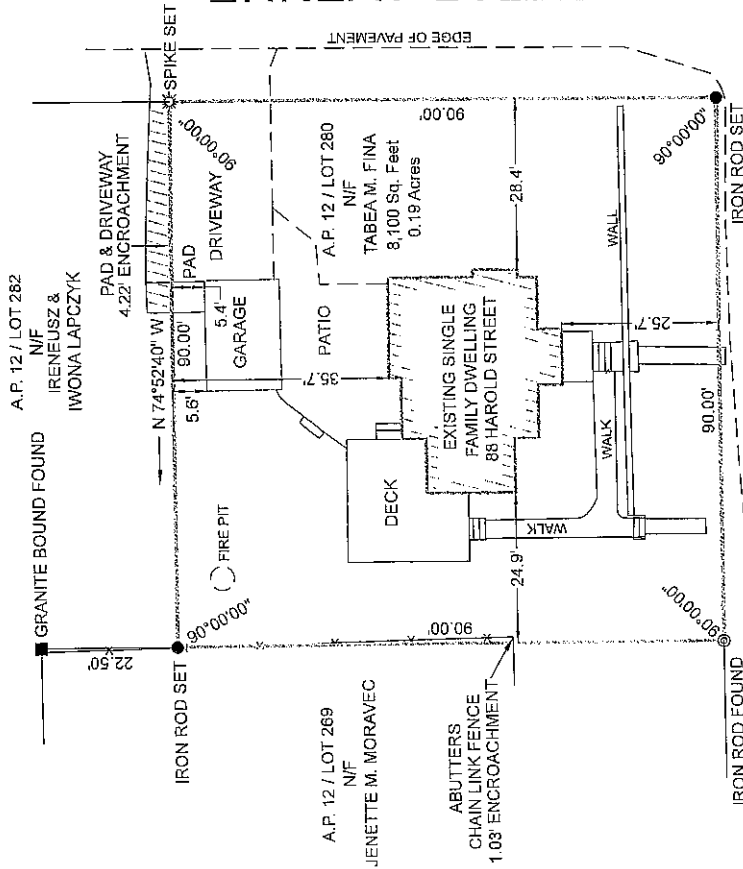
TABEA FINA
 88 HAROLD STREET
 BARRINGTON, R.I. 02805

PREPARED BY:

OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 483-9696 info@osplanners.com

JOB NO. 10924 / DWG. NO. 10924 - (JNP)

GRAPHIC SCALE / 1"=20'



HAROLD STREET

(40' PUBLIC)

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *Richard T. Bzdura* DATE: 10/25/24

BY: RICHARD T. BZDYRA, PLS., LICENSE #1786; COA # LS-460

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILED INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

REFERENCE:

DEED BK. 1840 / PG. 147 DESIGNATED AS LOT 18 & 19 ON THAT PLAT ENTITLED: "RICHMOND TERRACE NO. 4 BARRINGTON, R.I. BY FRANK E. WATERMAN CO. APRIL 1923" PLAT CARD 221

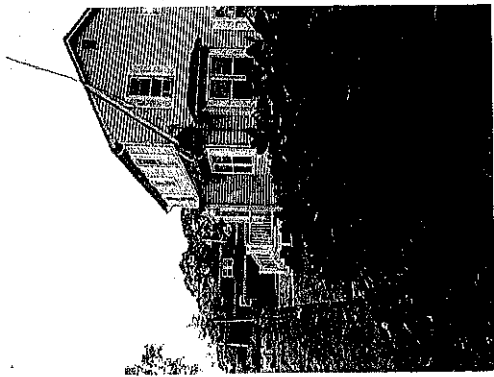
SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS (

MAGNETIC 10-07-24



Harold Street



Homestead Avenue

solleydesign

31 Woodbine Avenue, Barrington, Rhode Island, 02806.

tel: (401) 246 0180
info@solleydesign.com

project title

Variance Drawings

88 Harold Street, Barrington, RI

client

Tabaea Fina

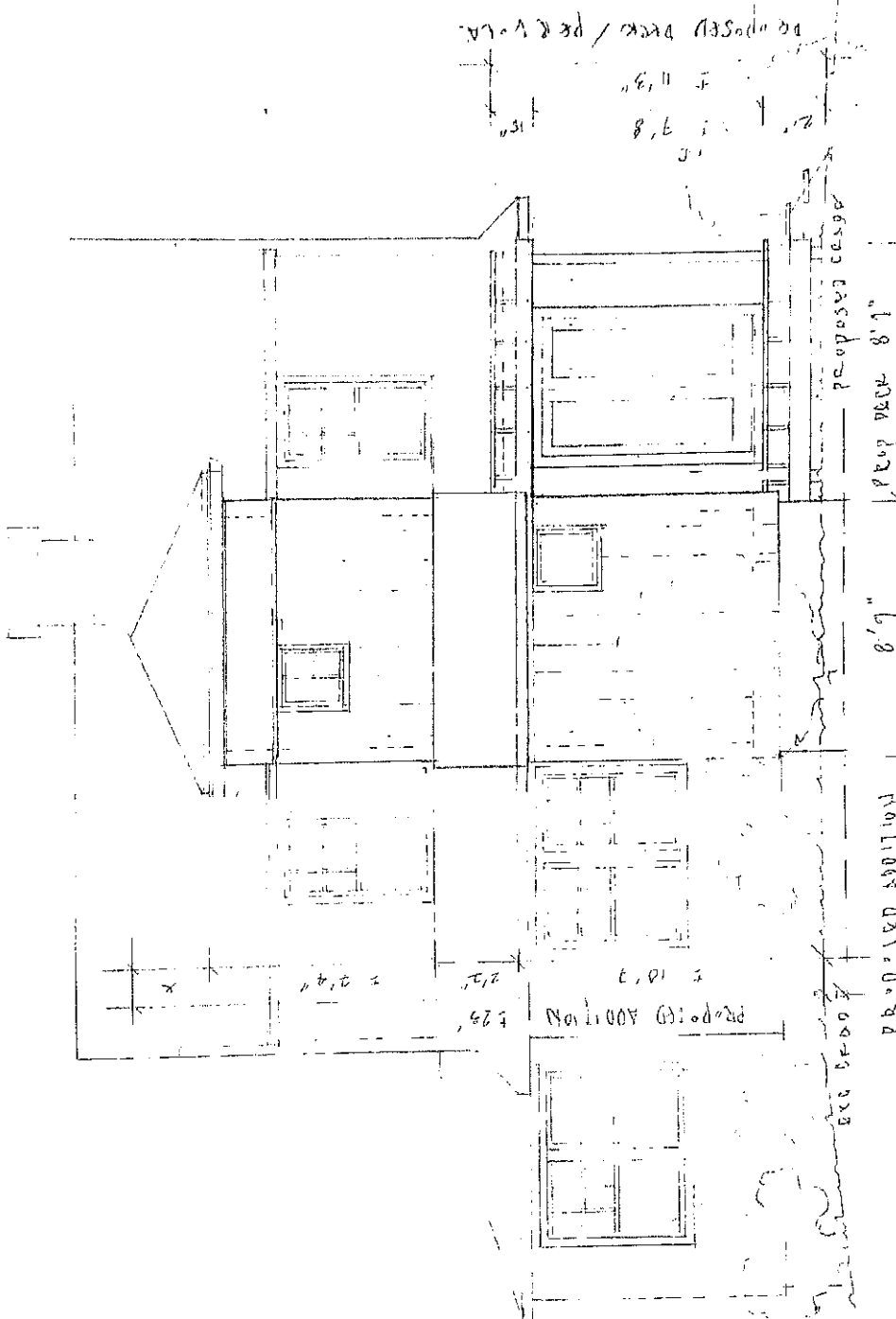
drawing title

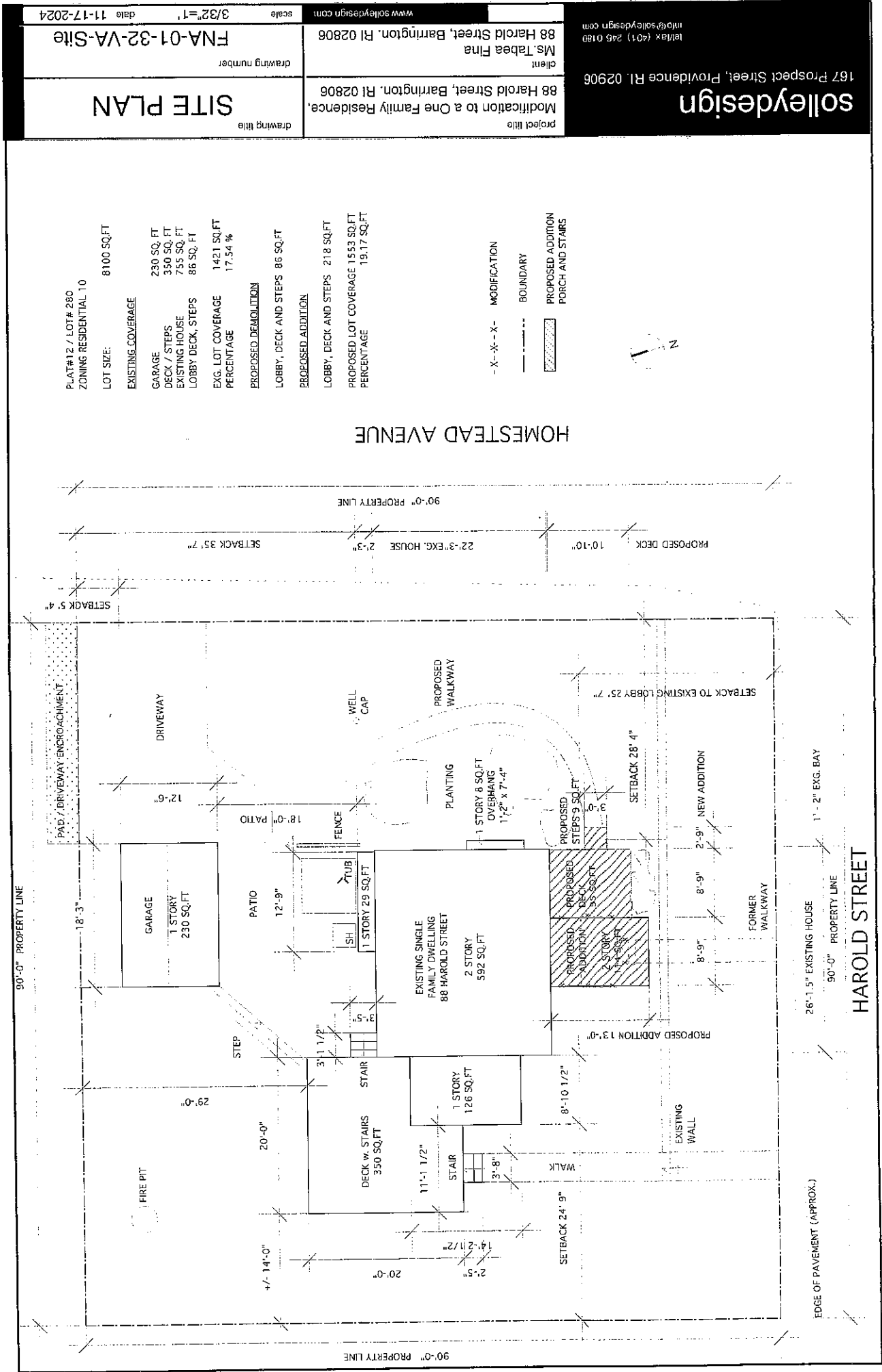
Proposed Elevation A

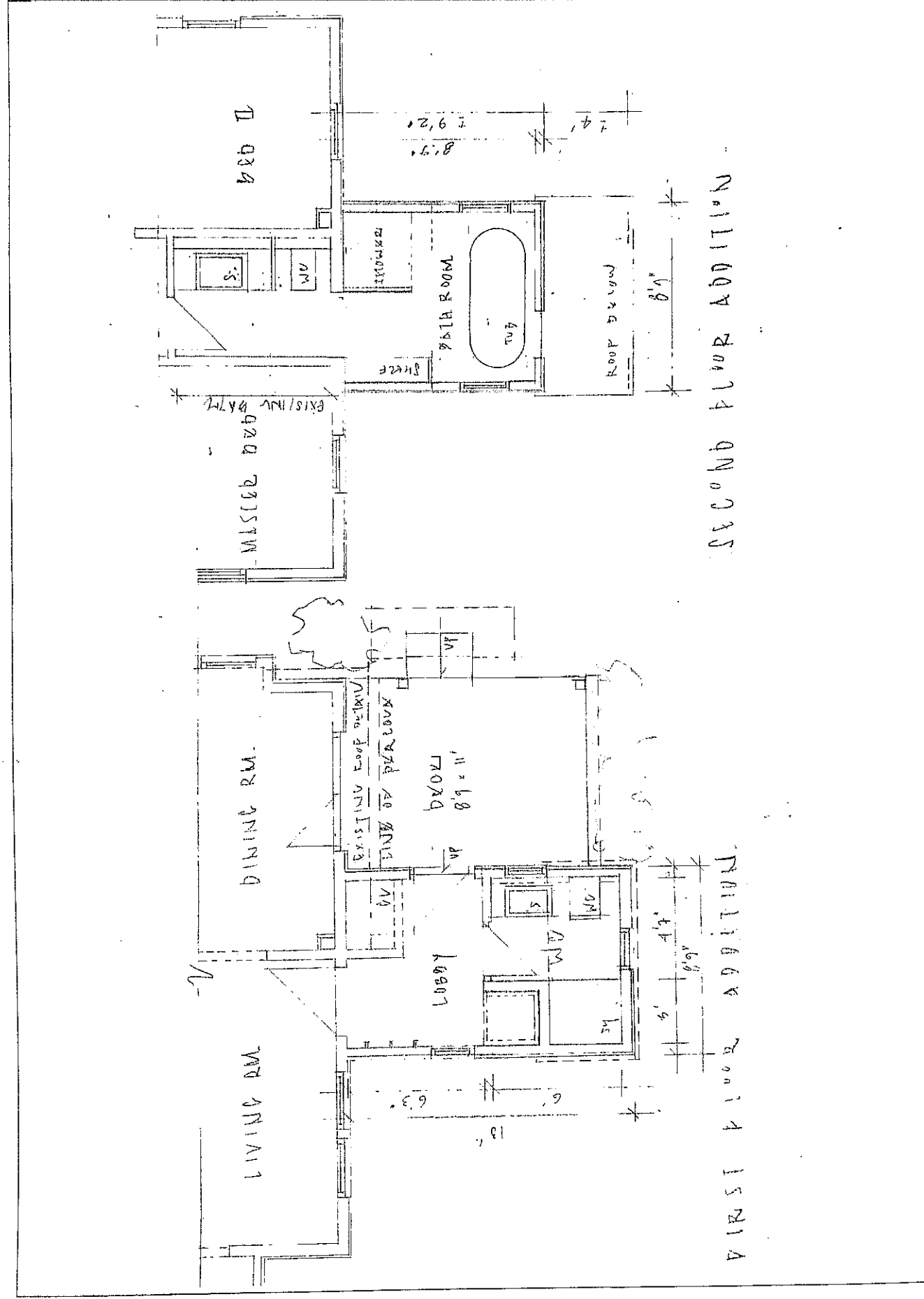
Harold Street

drawing number

FNA-01-04-VA-ELEV A







solleydesign

31 Woodbine Avenue, Barrington, Rhode Island, 02806.

tel/fax (401) 240 0100
info@solleydesign.com

project title

Variance Drawings

88 Harold Street, Barrington, RI

client

Tabea Fina

www.solleydesign.com

scale: Not to Scale

drawing title

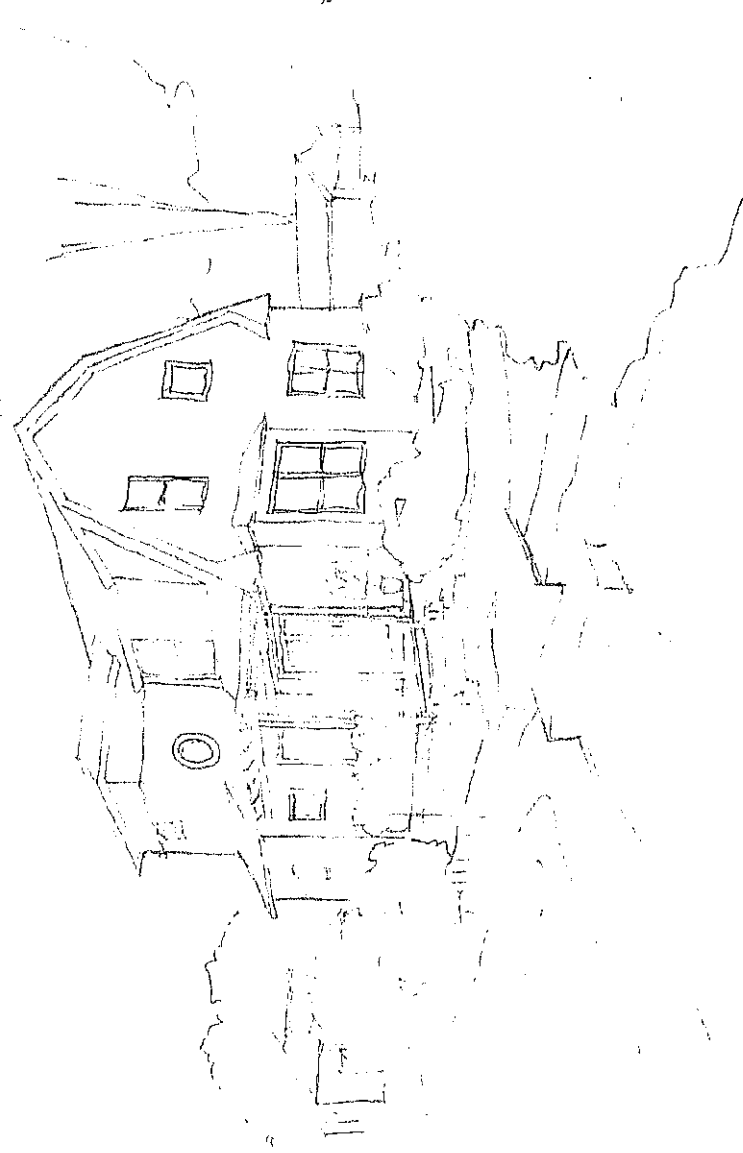
Proposed Perspective View

Harold Street

drawing number

FNA-00-00-Perspective A

date: November 2004



VIEW FROM HAROLD STREET

solleydesign

31 Woodbine Avenue, Barrington, Rhode Island, 02806

tel/fax (401) 2460180
info@solleydesign.com

www.solleydesign.com

scale 1/4"=1'

date November 2024

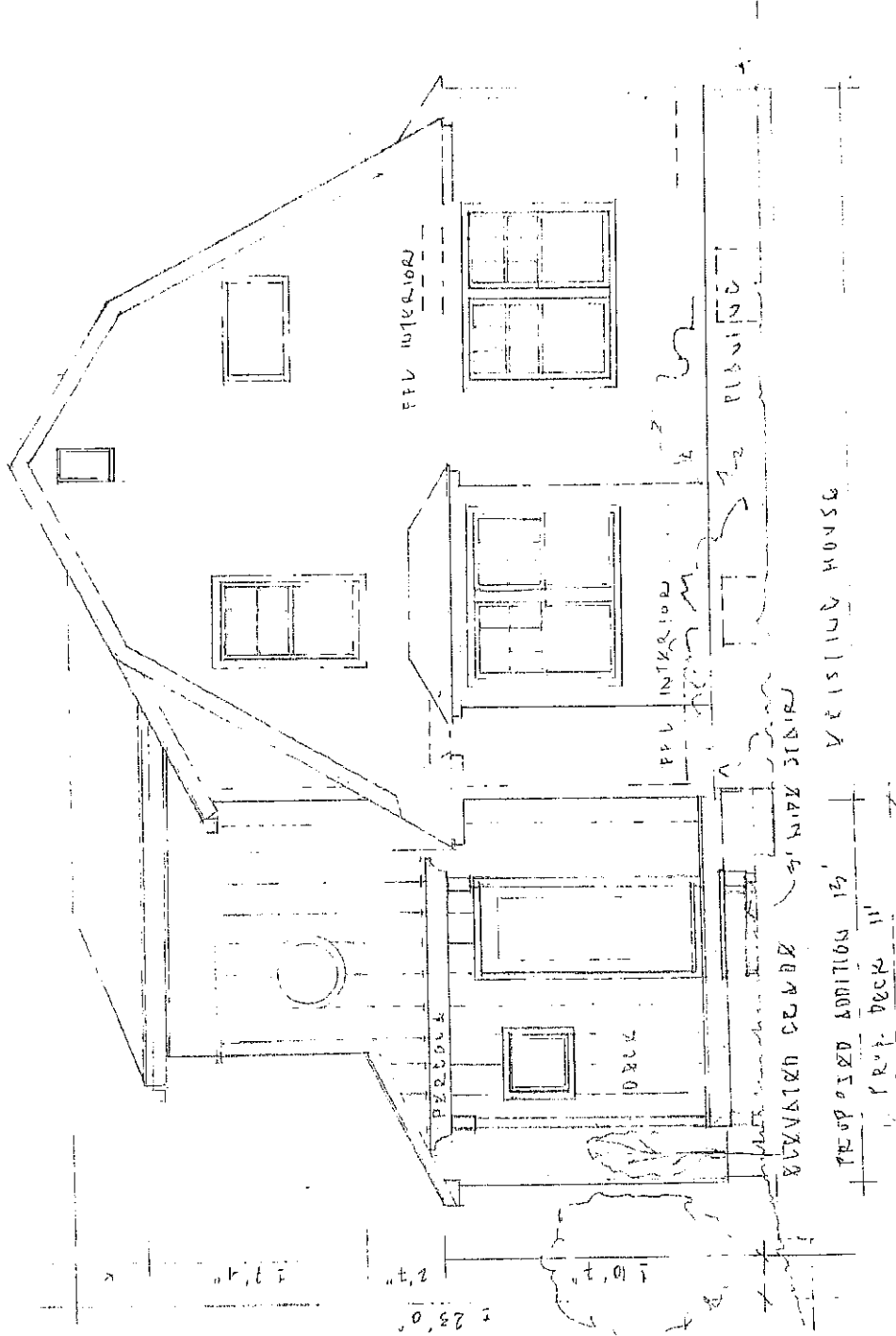
Tabea Fina

client

project title
Variance Drawing
88 Harold Street, Barrington, RI

drawing number
FNA-01-04-VA-Elevation B

drawing title
Proposed Elevation B
Homestead Avenue



Date 11/15/24

Application No. 4174

TOWN OF BARRINGTON

ZONING BOARD OF REVIEW

APPLICATION

for Special Use Permit, Use or Dimensional Variance

Please note an appeal is a separate application

Application under the Town of Barrington Zoning Ordinance for: *(check all that apply)*

Dimensional Variance

- ☐ Dimensional Modification by Zoning Officer
 - ☐ Under 5 percent.
 - ☐ 5 to 15 percent.
- ☐ Zoning Board Application

Special Use Permit

Use Variance

The undersigned hereby applies to the Building/Zoning Official and/or Zoning Board of Review for relief, as indicated above, from the application of the provisions or regulations of the Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant: Alex Perdue - Newport Electric Construction Address: 121 Broadcommon Rd
(please print in black ink) Bristol, RI 02809

Owner: Fatima & Jose Dutra Address: 199 Rumstick Rd
(please print in black ink) Barrington, RI 02806

Lessee: _____ Address: _____
(please print in black ink)

1. Location of Premises: 10-133 Rumstick Rd
 (No.) (Street Name or Pole Number)
2. Assessor's Plat No.: 10 Lot No.: 133 Zone: R40
3. Dimensions of Lot: 20.15 565.72 94090 ft2
 (Frontage) (Depth) (Area)
4. How long owned: 2015
5. State present use of premises: Greenhouse
6. State proposed use of premises: Greenhouse

7. Is there a building on the premises at present? Yes. Greenhouse.
8. What is the size of the existing building? (square feet of finished/living area): 1040
9. What is the size of the proposed building? (square feet of finished/living area): _____
10. Please attach any prior zoning/planning decisions of which you are aware of regarding the property.
11. Number of families for which building is to be arranged: _____
12. Describe extent of proposed alterations. *(use additional page if necessary)*
Construction of (2) Pergola structures with Solar Panel roofs.
Structure A: 589 sqft (31' x 19'), max height 18'
located adjacent to existing Greenhouse on property
proposed setback 35' from North property boundary, 50' from rear lot line of 197 Rumstick Rd
Structure B: 1748 sq.ft. (76' x 23'), max height 18'
located over existing walkway between 199 Rumstick Rd and on-site Greenhouse
proposed setback 10' from rear lot line of 199 Rumstick Rd and 197 Rumstick Rd
structure will be screened from visibility by existing 30' tall evergreens on lot lines
13. Please state zoning relief required: _____
Applicant is requesting Dimensional Variance relief from the 18' minimum setback
for accessory structures per 185.17 to provide canopy coverage over walkway to a point
10' from the gated access with 199 Rumstick Rd (parcel 10-094).
14. Circle which provisions of the Zoning Ordinance is relief sought:
- (a)
- | | |
|--------------------------|-----------------------------|
| Dimensional Variance | Section (s) 185-69, 185-71 |
| Dimensional Modification | Section 185-40 |
| Special Use Permit | Section(s) 185-73, 185-73.1 |
| Use Variance | Section (s) 185-69, 185-70 |

(b) If dimensional relief is sought state number of feet to property line (where applicable)

*The required amount of feet for your zone can be found through the dimensions regulations table.
Please only fill out what is applicable to your application.*

Front yard #1:	_____ ft. required	_____ existing	_____ requested
Front yard #2:	_____ ft. required	_____ existing	_____ requested
Side yard #1:	_____ ft. required	_____ existing	_____ requested
Side Yard #2:	_____ ft. required	_____ existing	_____ requested
Rear yard:	<u>18</u> ft. required	_____ existing	<u>10</u> requested
Height:	_____ ft. required	_____ existing	_____ requested
Wetlands:	_____ ft. required	_____ existing	_____ requested
Lot Coverage:	_____ sq. ft. max.	_____ existing	_____ requested
Lot Coverage:	_____ % max.	_____ existing	_____ requested
Parking Spaces:	_____ required	_____ existing	_____ requested

* Note: Lot Coverage calculations are to include all structures on the lot including buildings, wood steps, wood decks and sheds. Ground level patios and landscape/masonry steps are not counted towards lot coverage under the Barrington Zoning Ordinance.

The undersigned declares that the information given herein is a true statement to the best of his or her knowledge and belief.

Submitted by: (Please sign and print)

Alex Perdue - Newport Electric Construction

Applicant (Print) DocuSigned by:

Alex Perdue

Applicant's Signature EA13753C4A2F489...

Fatima Dutra

Owner (Print) Signed by:

[Signature]

Owner's Signature EA31F1AA16804C5...

(if different from Applicant, signature must be provided)

Applicant Tel. # 4012147608

Owner: Tel. # 4014879495

Contact Person: Alex Perdue

Contact Tel. # 4012147608

Email: aperdue@nec-solar.com

Email: fdutra328@gmail.com

Please note:

By signing this application, the Applicant(s) and Land Owner(s) give permission to the Town of Barrington staff and members of the Zoning Board to enter the property individually or as a group for purposes of a site inspection.



200 feet Abutters List Report

Barrington, RI
November 01, 2024

Subject Property:

Parcel Number: 10-133
CAMA Number: 10-133
Property Address: RUMSTICK RD

Mailing Address: DUTRA, FATIMA (LIVING TRUST)
199 RUMSTICK ROAD
BARRINGTON, RI 02806

Abutters:

Parcel Number: 10-001
CAMA Number: 10-001
Property Address: 16 CHACHAPACASSETT RD

Mailing Address: OWENS BRETT D. OWENS JULIE S.
16 CHACHAPACASSETT ROAD
BARRINGTON, RI 02806

Parcel Number: 10-005
CAMA Number: 10-005
Property Address: 14 CHACHAPACASSETT RD

Mailing Address: YAO WEIJUN DING YANLI
14 CHACHAPACASSETT ROAD
BARRINGTON, RI 02806

Parcel Number: 10-006
CAMA Number: 10-006
Property Address: 197 RUMSTICK RD

Mailing Address: DEUTSCHE BANK TRUST CO.
AMERICAS
C/O SPECIALIZED LOAN SERVICING LLC
6200 S. QUEBEC STREET
GREENWOOD VILLAGE, CO 80111

Parcel Number: 10-007
CAMA Number: 10-007
Property Address: 202 RUMSTICK RD

Mailing Address: GOT CHRISTOPHER J. GOT CARIN A.
202 RUMSTICK ROAD
BARRINGTON, RI 02806

Parcel Number: 10-008
CAMA Number: 10-008
Property Address: 211 RUMSTICK RD

Mailing Address: DEATON JOHN E. (TRUST)
211 RUMSTICK ROAD
BARRINGTON, RI 02806

Parcel Number: 10-085
CAMA Number: 10-085
Property Address: 181 RUMSTICK RD

Mailing Address: BENEVIDES LOUIS JR BENEVIDES
STEPHANIE
181 RUMSTICK ROAD
BARRINGTON, RI 02806

Parcel Number: 10-094
CAMA Number: 10-094
Property Address: 199 RUMSTICK RD

Mailing Address: DUTRA JOSE M. DUTRA FATIMA
199 RUMSTICK ROAD
BARRINGTON, RI 02806

Parcel Number: 10-100
CAMA Number: 10-100
Property Address: 204 RUMSTICK RD

Mailing Address: URI, JONATHAN D. (REVOCABLE
TRUST)
204 RUMSTICK ROAD
BARRINGTON, RI 02806

Parcel Number: 10-102
CAMA Number: 10-102
Property Address: 206 RUMSTICK RD

Mailing Address: CARLISLE, JR. C.SCOTT CARLISLE
LAURA D
206 RUMSTICK RD
BARRINGTON, RI 02806

Parcel Number: 10-113
CAMA Number: 10-113
Property Address: 185 RUMSTICK RD

Mailing Address: ANDERSON ELLIOT J. ANDERSON
KRISTIN L.
185 RUMSTICK ROAD
BARRINGTON, RI 02806



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11/1/2024

Page 1 of 2



200 feet Abutters List Report

Barrington, RI

November 01, 2024

Parcel Number: 10-124
CAMA Number: 10-124
Property Address: 18 CHACHAPACASSETT RD

Mailing Address: INOUE IRENE
18 CHACHAPACASSETT ROAD 120% Of
AMI Deed Restriction
BARRINGTON, RI 02806

Parcel Number: 10-125
CAMA Number: 10-125
Property Address: 22 CHACHAPACASSETT RD

Mailing Address: TREANOR LEANNE S.
22 CHACHAPACASSETT ROAD
BARRINGTON, RI 02806

Parcel Number: 10-126
CAMA Number: 10-126
Property Address: 2 BLUEMEAD FARM LN

Mailing Address: FERREIRA JASON P FERREIRA
AMANDA
2 BLUEMEAD FARM LN
BARRINGTON, RI 02806

Parcel Number: 10-127
CAMA Number: 10-127
Property Address: 4 BLUEMEAD FARM LN

Mailing Address: FREEDMAN ADAM FREEDMAN LUCIA
4 BLUEMEAD FARM LANE
BARRINGTON, RI 02806

Parcel Number: 10-128
CAMA Number: 10-128
Property Address: 6 BLUEMEAD FARM LN

Mailing Address: SWAMINATHAN SURESH
SWAMINATHAN GIRIJALAKSHMI
12 STEERE ROAD
CUMBERLAND, RI 02864

Parcel Number: 10-129
CAMA Number: 10-129
Property Address: 7 BLUEMEAD FARM LN

Mailing Address: BAKER BRIAN BAKER APRIL
7 BLUEMEAD FARM LANE
BARRINGTON, RI 02806

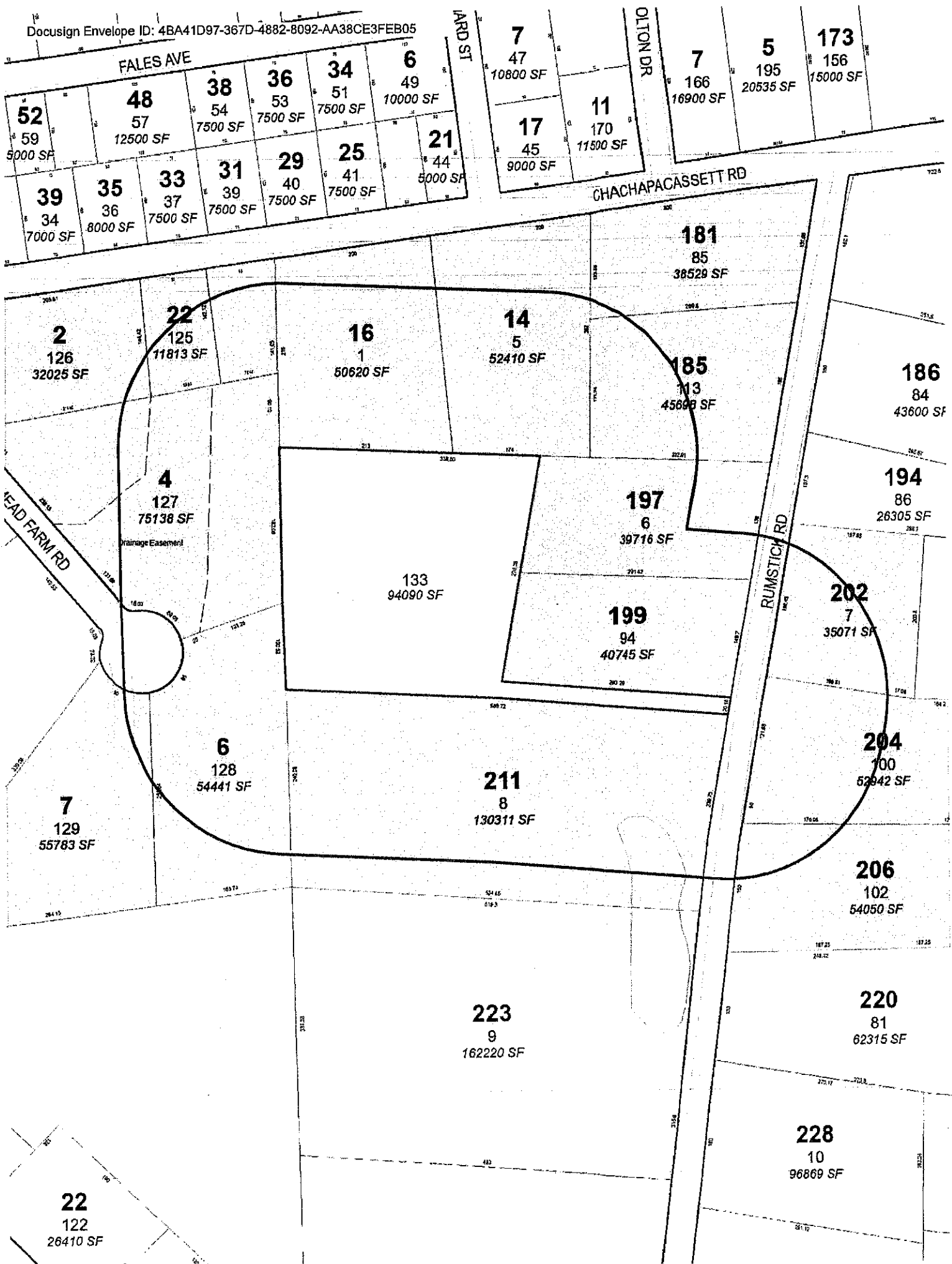


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11/1/2024

Page 2 of 2



PHOTOVOLTAIC INFINITY RACKING CARPORT DESIGN

80 MODULES-CARPORT DESIGN - 46,000 KW DC, 34,200 KW AC, 199 RUMSTICK RD., BARRINGTON, RI 02806

PHOTOVOLTAIC SYSTEM SPECIFICATIONS:

SYSTEM SIZE: 46,000 KW DC

MODULE TYPE & AMOUNT: (80) RUNERGY HY-DH14N8-575W

MODULE DIMENSIONS: 1,641/1,393 687/44 647/1,37"

INVERTER: (20) SOLAREDGE SE1400H-US (240V)

INTERCONNECTION METHOD: LINE SIDE TAP

GOVERNING CODES

- 2018 INTERNATIONAL BUILDING CODE, IBC
- 2018 INTERNATIONAL RESIDENTIAL CODE, IRC
- 2020 NATIONAL ELECTRIC CODE

GENERAL NOTES:

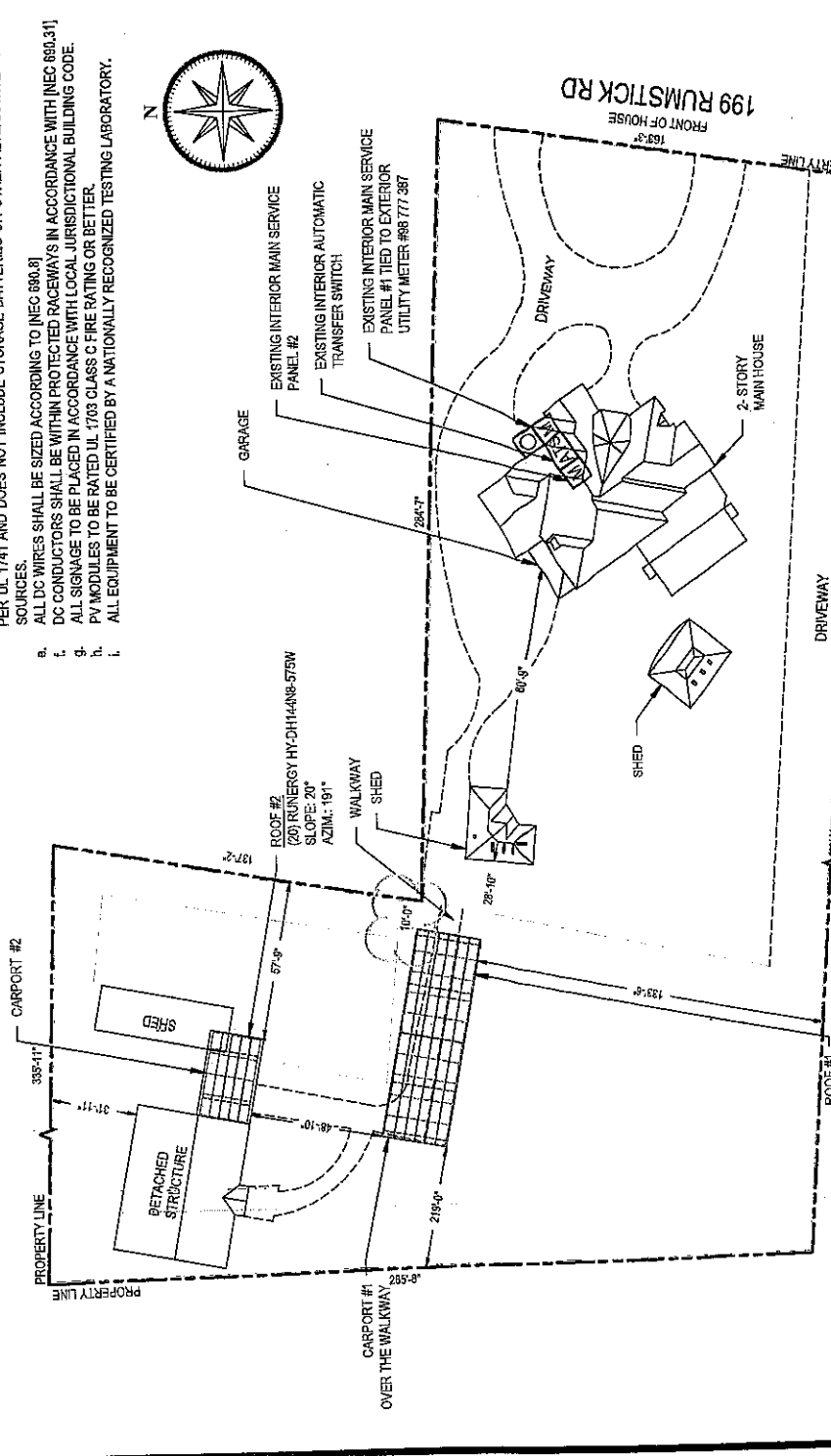
- INSTALLATION OF SOLAR PHOTOVOLTAIC SYSTEM SHALL BE IN ACCORDANCE WITH NEC ARTICLE 690, AND ALL OTHER APPLICABLE NEC CODES WHERE NOTED OR EXISTING.
- PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL COMPLY WITH NEC ARTICLE 110.
- ALL CONDUCTORS, INCLUDING THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE IN ACCORDANCE WITH NEC ARTICLE 250.
- THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE; THIS SYSTEM IS UTILITY INTERACTIVE PER UL 1741 AND DOES NOT INCLUDE STORAGE BATTERIES OR OTHER ALTERNATIVE STORAGE SOURCES.
- ALL DC WIRES SHALL BE SIZED ACCORDING TO [NEC 690.8]
- DC CONDUCTORS SHALL BE WITHIN PROTECTED RACEWAYS IN ACCORDANCE WITH [NEC 690.31]
- ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL JURISDICTIONAL BUILDING CODE.
- PV MODULES TO BE RATED UL 1703 CLASS C FIRE RATING OR BETTER.
- ALL EQUIPMENT TO BE CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

SHEET INDEX:

- PV 0.0: COVER SHEET
- PV 1.0: SITE PLAN
- S 1.1: MOUNT DETAILS
- S 1.2: CARPORT SECTION DETAILS
- S 1.3: CARPORT SECTION DETAILS
- E 1.1: 3-LINE DIAGRAM
- E 1.2: NOTES
- E 1.3: WARNING LABELS
- DS+: EQUIPMENT SPEC SHEET

ROOF ACCESS POINT

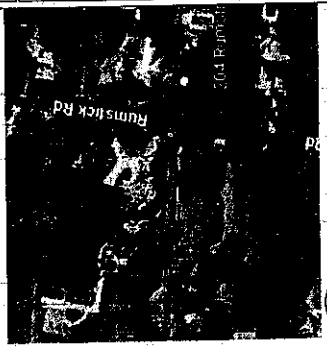
ROOF ACCESS POINT SHALL NOT BE LOCATED IN AREAS THAT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.



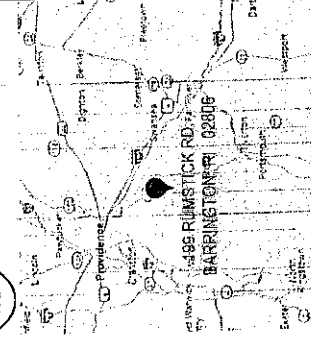
1 PLOT PLAN.

SCALE: 3/16" = 1'-0"

(80) RUNERGY HY-DH14N8-575W
SLOPE: 05°
AZIM: 191°



2 SATELLITE VIEW



3 VICINITY MAP



NEC ELECTRIC • SOLAR
121 BROADCOMMON RD.
BRISTOL, RI 02806
PH: (401) 844-5592
RI AC4505
MA AC0903

REVISIONS	Date	By
Initial Design	7/16/2024	DS
Revision	8/7/2024	DS
Revision	11/16/2024	DS

Signature with Seal

Project Name & Address

JOSE DUTRA RESIDENCE
199 RUMSTICK RD.,
BARRINGTON, RI 02806

COVER SHEET

Sheet Name
ANSI B
11" X 17"

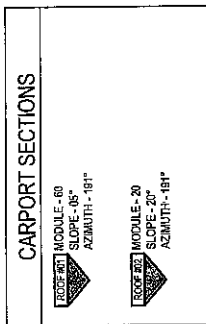
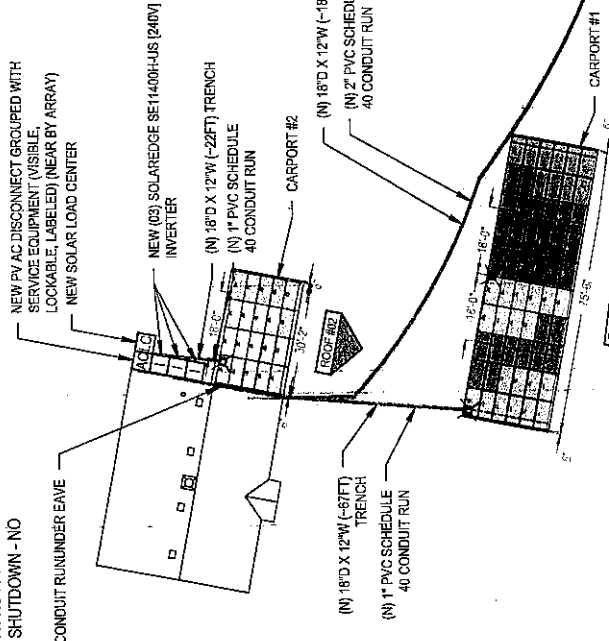
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PV 0.0

Drawn By
PremiumCAD

PHOTOVOLTAIC SYSTEM SPECIFICATIONS:

SYSTEM SIZE: 46,000 KW DC
34,200 KW AC
MODULE TYPE & AMOUNT: (80) RUNERGY HY-DH14N8-575W
MODULE DIMENSIONS: (LWH) 80.68"X44.64"X1.37"
INVERTER: (03) SOLAREDGE SE11400H-US (240V)

NOTE:
ATTIC RUN - YES
ATTIC FAN - NO
SHUTDOWN - NO



VISIBLE, LOCKABLE, LABELED DISCONNECT
WITHIN 10' OF UTILITY METER.

1 SITE PLAN
SCALE: 1/32" = 1'-0"

BILL OF MATERIALS			
NUMBER OF MODULES	80	RUNERGY HY-DH14N8-575W	
NUMBER OF MICROINVERTER	03	SOLAREDGE SE11400H-US (240V)	
OPTIMIZER	80	SOLAREDGE S860B OPTIMIZERS	
LOAD CENTER	1	200A SOLAR LOAD CENTER, 240V	
AC DISCONNECT	1	200A FUSIBLE AC DISCONNECT, WITH 180A FUSES, 240V	
AC DISCONNECT	1	200A NON-FUSIBLE AC DISCONNECT, 240V	
NUMBER OF ATTACHMENTS	32	INFINITY RACK ATTACHMENTS	
RAILS	16	INFINITY RACK-RAIL	
END CLAMPS	44	END CLAMPS / STOPPER SLEEVE	
GROUNDING LUG	11	GROUNDING LUG	

TOTAL MODULE, ARRAY WEIGHT (LOAD CALC'S)			
Number of Modules	80	LBS	
Module Weight	72.09	LBS	
Total Module (Array) Weight	5767.20	LBS	
Number of Attachment point	32	LBS	
Mounting System Weight	1.5	LBS	
Mounting System Weight	48.00	LBS	
Total System Weight	5815.20	LBS	
Weight at Each Attachment Point	180.23	LBS	
Module Area (80.68"X44.64")	27.80	SqFt	
Total Array Area	2224.06	SqFt	
Distributed Load	2.65	SqFt	
Total Roof Area	2286	SqFt	
Total Percentage of Roof Covered	97.29%		

MODULE, ARRAY WEIGHT (LOAD CALC'S) CARPORT #2			
Number of Modules	20	LBS	
Module Weight	72.09	LBS	
Total Module (Array) Weight	1441.80	LBS	
Number of Attachment point	10	LBS	
Mounting System Weight	1.5	LBS	
Mounting System Weight	45.00	LBS	
Total System Weight	1471.80	LBS	
Weight at Each Attachment Point	147.18	LBS	
Module Area (80.68"X44.64")	27.80	SqFt	
Total Array Area	556.02	SqFt	
Distributed Load	2.85	SqFt	
Total Roof Area	570	SqFt	
Total Percentage of Roof Covered	24.32%		

SYSTEM LEGEND			
[M]	EXISTING INTERIOR MAIN SERVICE PANEL #1 TIED TO EXTERIOR UTILITY METER #88 777 387		
[M]	EXISTING INTERIOR MAIN SERVICE PANEL #2		
[AC]	NEW VISIBLE, LOCKABLE, LABELED FUSIBLE DISCONNECT LOCATED WITHIN 10' FROM THE UTILITY METER (INSIDE BASEMENT)		
[AC]	NEW VISIBLE, LOCKABLE, LABELED NON-FUSIBLE DISCONNECT (NEAR BY ARRAY)		
[ATS]	EXISTING INTERIOR AUTOMATIC TRANSFER SWITCH & POINT OF INTERCONNECTION		
[I]	NEW (03) SOLAREDGE SE11400H-US (240V) INVERTERS		
[I]	NEW RUNERGY HY-DH14N8-575W MODULES WITH 80 NEW SOLAREDGE S860B OPTIMIZERS MOUNTED ON THE BACK OF EACH MODULES.		
[LC]	NEW SOLAR LOAD CENTER		
[DO]	= ROOF OBSTRUCTIONS		
[•]	= ATTACHMENT POINTS		
[---]	= TRENCH		
[---]	= RACKING SYSTEM		
[---]	= ATTIC RUN		
[X]	= JUNCTION BOX		

STRING(S)			
[Hatched]	STRING #1 - 10 MODULES		
[Hatched]	STRING #2 - 10 MODULES		
[Hatched]	STRING #3 - 10 MODULES		
[Hatched]	STRING #4 - 10 MODULES		
[Hatched]	STRING #5 - 10 MODULES		
[Hatched]	STRING #6 - 10 MODULES		
[Hatched]	STRING #7 - 07 MODULES		
[Hatched]	STRING #8 - 07 MODULES		
[Hatched]	STRING #9 - 06 MODULES		

MODULE, ARRAY WEIGHT (LOAD CALC'S) CARPORT #1			
Number of Modules	60	LBS	
Module Weight	72.09	LBS	
Total Module (Array) Weight	4325.40	LBS	
Number of Attachment point	22	LBS	
Mounting System Weight	1.5	LBS	
Mounting System Weight	33.00	LBS	
Total System Weight	4358.40	LBS	
Weight at Each Attachment Point	198.61	LBS	
Module Area (80.68"X44.64")	27.80	SqFt	
Total Array Area	1688.05	SqFt	
Distributed Load	2.65	SqFt	
Total Roof Area	1716	SqFt	
Total Percentage of Roof Covered	72.97%		

NEC ELECTRIC & SOLAR
121 BROADCOMMON RD.
BRISTOL, RI 02803
PH: (401) 644-5652
F: (401) 644-5653
1 MA 02803

Revisions	Date	Rev
Initial Design	7/10/2024	02
Revision	8/7/2024	01
Revision	11/4/2024	02

Signature with Seal

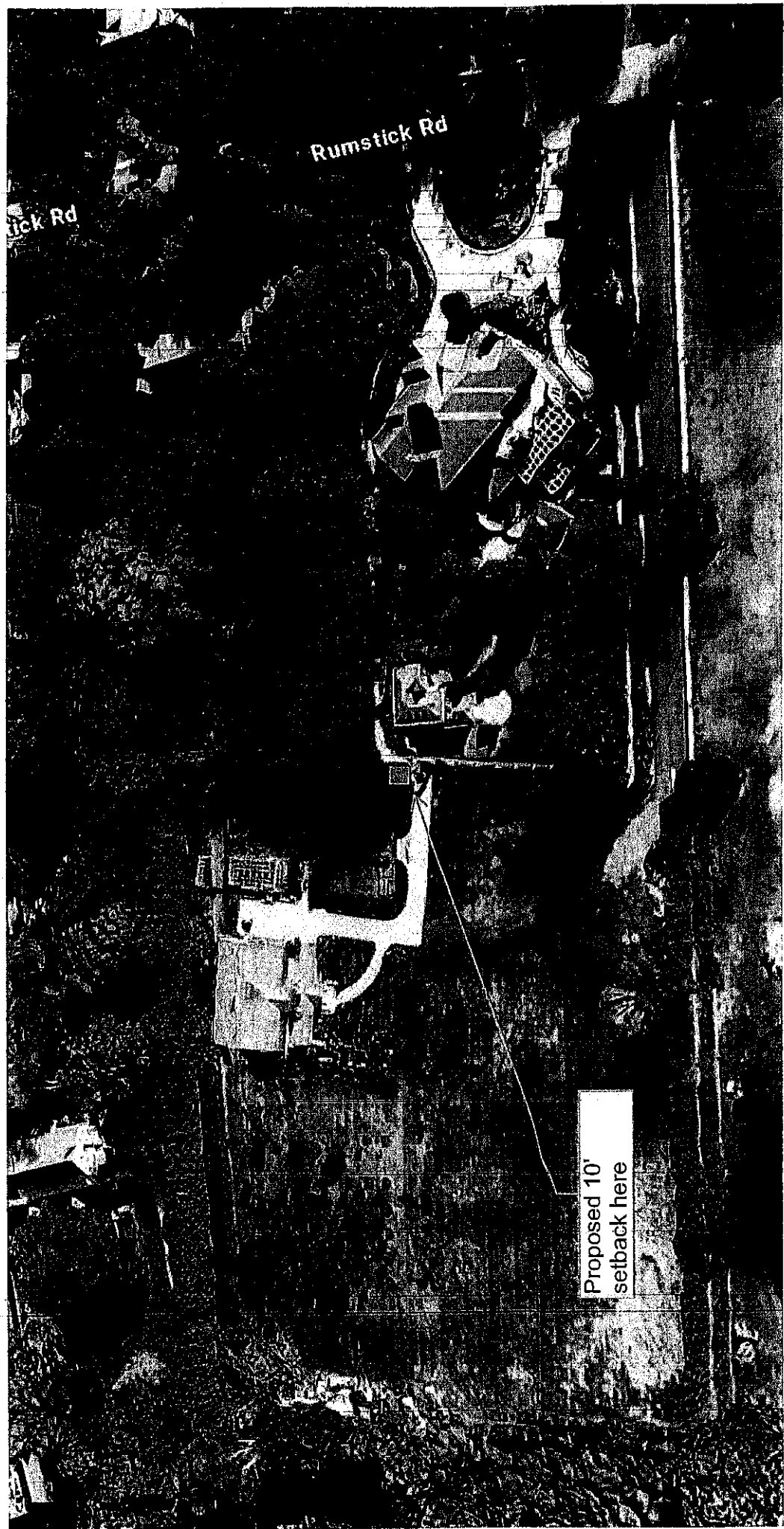
Project Name & Address
JOSE DUTRA RESIDENCE
199 RUMSTICK RD.
BARRINGTON, RI 02806

Sheet Name
SITE PLAN

Sheet Size
ANSI B
11" X 17"

Sheet Number
PV 1.0

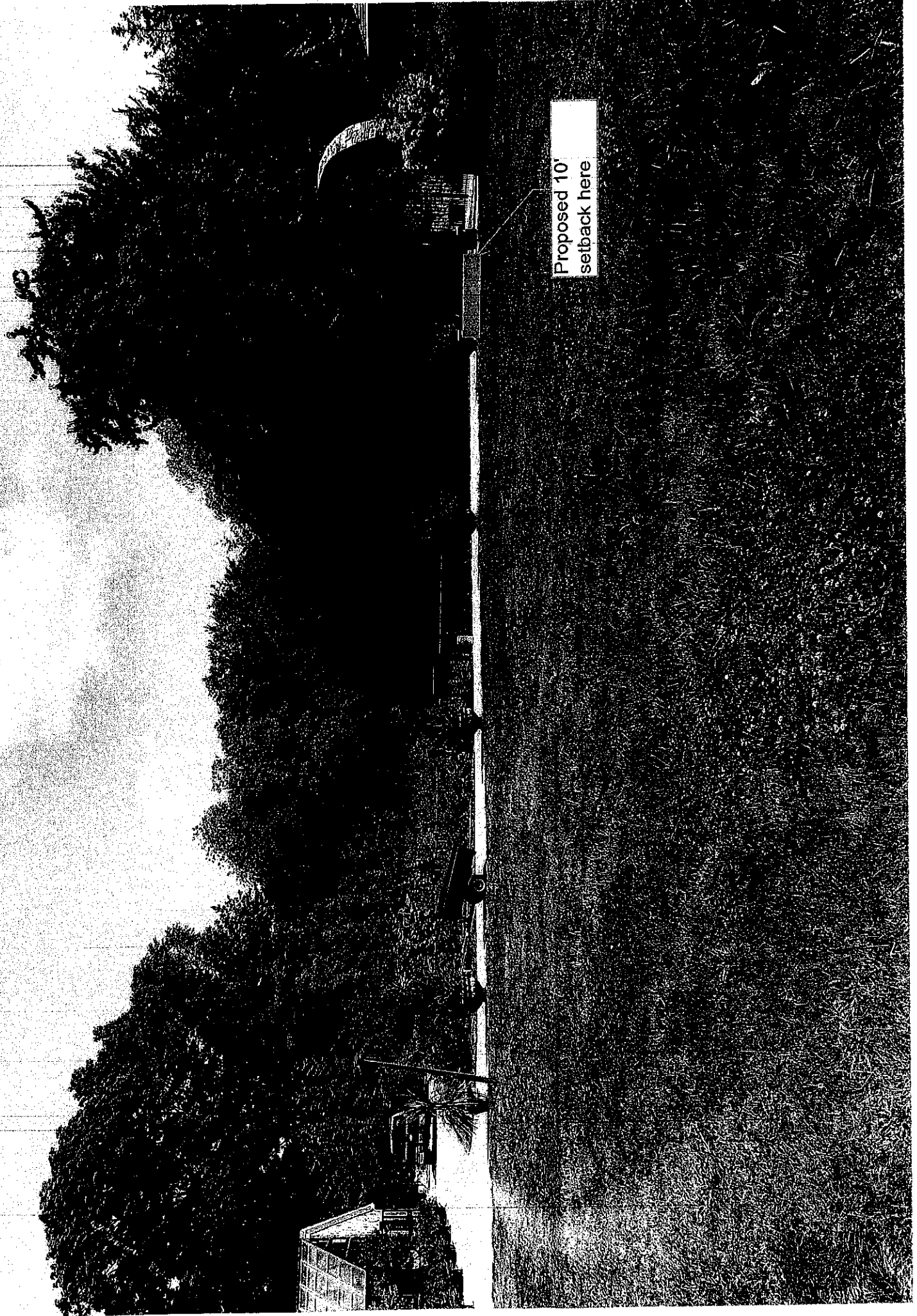
Drawn By
PremiumCAD



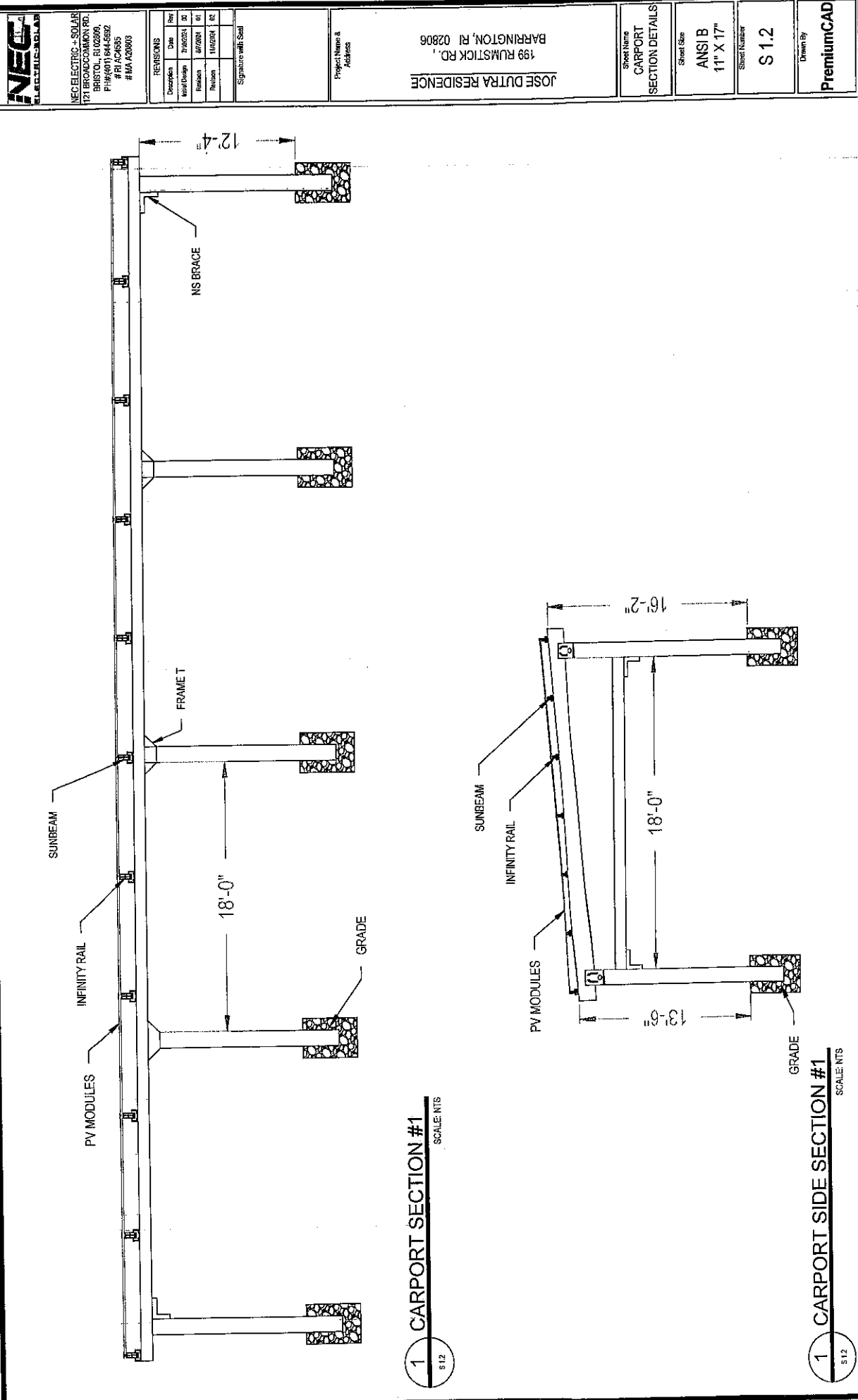
Rumstick Rd

tick Rd

Proposed 10'
setback here









NEC ELECTRIC + SOLAR
171 BROADCOMMON RD.
BARRINGTON, RI 02806
PH: (401) 844-5592
#RI-A24585
#MA-A20803

REVISIONS	
Describe	Date
Initial Design	7/16/2014
Revised	8/1/2014
Revised	11/10/2014

Signature with Seal

Project Name & Address
JOSE DUTRA RESIDENCE
199 RUMSTICK RD.,
BARRINGTON, RI 02806

Sheet Name
CARPORT
SECTION DETAILS

Sheet Size
ANSI B
11" X 17"

Sheet Number
S 1.2

Drawn By
PremiumCAD

1 CARPORT SECTION #2
SCALE: NTS

1 CARPORT SIDE SECTION #2
SCALE: NTS

SUNBEAM
INFINITY RAIL
PV MODULES
NS BRACE
18'-0"
12'-4"

SUNBEAM
INFINITY RAIL
PV MODULES
20°
18'-0"
18'-0"
GRADE

NECELECTRIC + SOLAR
121 BROADCOMMON RD.
BRISTOL, RI 02809
PH: (401) 644-5592
RI AC4685
MA A20803

REVISIONS
Design Date: 7/16/2024
Final Design: 7/16/2024
Revision: 8/7/2024
Revision: 11/6/2024
Revision: 02

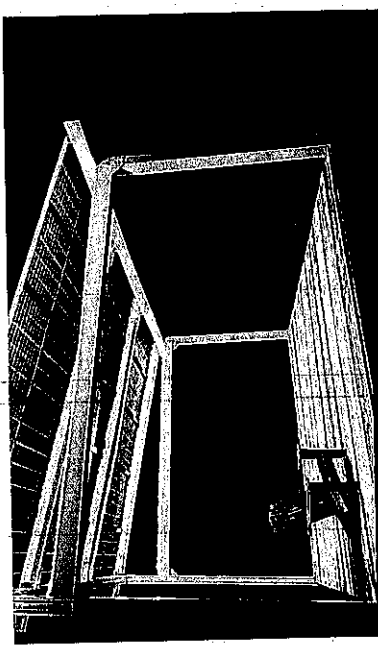
Project Name & Address
JOSE DUTRA RESIDENCE
199 RUMSTICK RD.
BARRINGTON, RI 02806

Sheet Name
CARPORT
SECTION DETAILS

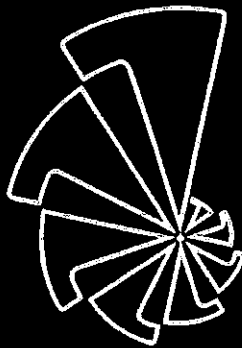
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11" X 17"

Sheet Number
S 1.3

Drawn By
PremiumCAD



INFINITY RACK



Power. Beauty. Comfort.

Contact us

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Residential Canopies



SunLounge

The SunLounge is an elegant alternative to solar panels on your home's roof. Increasing your livable outdoor space year-round, this water-proof shade structure produces energy to pay for itself. While there is no one-size-fits-all solar solution, Infinity Rack has a size for every space.



SunPark

Protect your vehicle without losing aesthetic value of your home's exterior. While being the answer to keeping any car from the elements SunPark is more than just a carport; It is the future of subverting raised energy costs for electric vehicle owners.

Durable Structures



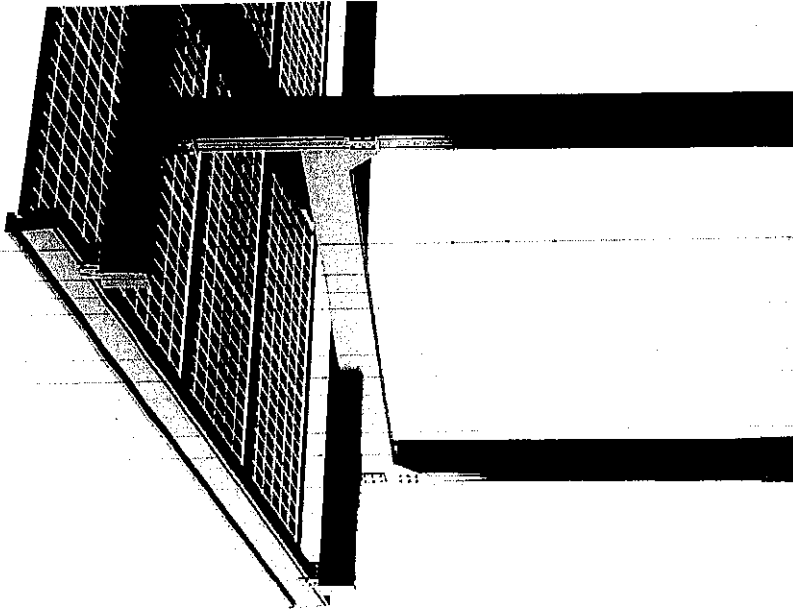
Designed for Hurricane Prone Areas with wind ratings up to 195MPH



Configurations for up to 120psf snow loads



Heavy duty post bases for car-ports designed to handle impacts from vehicles



Infinity Rack Solar Canopies turn solar power generation into usable spaces. Create outdoor living spaces, pavilions, covered parking and car charging stations with our patented proprietary BIPV roof.

www.infinityrack.com

13

About us

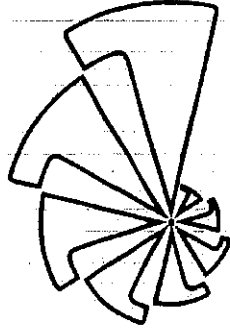
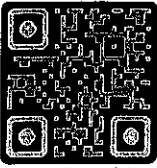
Infinity Rack product development was born out of hands-on experience installing solar, managing operations, and running an installation company. After over 10 years designing and building custom solar canopies the vision became clear. The industry was in critical need for an easy to install kit framing system. A system that is stronger, will never rot, lasts the test of time and is able to handle extreme weather. The Infinity Rack framing system is installer friendly and is used to build extremely durable structures that provide a huge amount of power. Our standard modular kits start at 6.5kW and go up to 28.75kW. Our custom configurations give you infinite sizes and possibilities.

American Made

- Designed & Manufactured in the USA
- American Owned
- Based out of Monroe, NC

Unlimited Options

- Modular components allow for unlimited custom configurations
- 14 pre-engineered configurations
- Multiple height options up to 14 ft min clearance for RVs
- Accessory LED lighting kits
- Automatic sunshades
- Automatic drop down projector screens



INFINITY RACK

WWW.INFINITY-RACK.COM

Other Solar Carports Other Solar Pergolas Luxury Non Solar Pergolas

160mph	120mph	160mph
40psf	20psf	40psf
Varies	Varies	\$150-\$200+
Limited options for residential	Very Limited	Limited
AAMA2603/2604 or Galvanized	Varies	AAMA 2604
Very Limited	Very Limited	Multiple Options
Only modules that match the local windspeed	Very Limited	NA
Varies	2kW - 4kW	NA

