

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the November 27, 2012 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:00 p.m. The clerk called the roll and noted the following members present:

Thomas Ginnerty
Richard Boren
Joseph Logan
David Nardolillo
Richard Cribb
Richard Allphin
Judith Bell

Also present: Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk
Fred Brown, Zoning Officer
Wyatt Brochu, Counsel

MINUTES

Minutes of October 23, 2012

A motion was made by Thomas Ginnerty and seconded by Richard Boren to accept the minutes of the October 23, 2012 meeting as presented.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Richard Boren, Joseph Logan, David Nardolillo, and Richard Cribb, voted in favor of the motion.

Richard Allphin, and Judith Bell were not seated and Dean Wagner was absent.

CORRESPONDENCE

Nothing at this time.

NEW BUSINESS

HENDRY

A motion was made by Richard Boren and seconded by Joseph Logan to grant the request of Wallace Hendry, whose property is located at 14 Fairview St., and further identified as Assessor's Plat 1, Lot 135 for a variance under Article 3, Table 3-2, (District Dimensional Regulations) to rebuild and enlarge a pre-existing non-conforming garage which will be 2' from the westerly side lot line, 20' being required.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This variance is granted with the following restriction/condition(s):

1. This project must be constructed in strict accordance with the site and building plans duly approved by this Board.
2. There shall be no toilet facilities in the proposed garage.

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and contains 20,720 sq. ft.
2. The garage will be replacing an existing barn/garage that has been on the property over 90 years.
3. The present garage/barn needs to be demolished.
4. The present garage/barn is presently 2 feet from the property line.
5. The proposed garage will be on a new slab 2 feet from the property line and the 3 foot of additional width will be toward the property i.e. away from the property line.
6. The proposed garage will be built in keeping with the architectural integrity of the house.
7. The present location of the garage and the proposed location will allow better access to the house than moving the garage to the other side of the house.
8. The present garage/barn and the proposed garage will border a hedgerow between the properties.
9. No one opposed the application.

10. One gentleman, who is also a contractor, who was involved in renovating the house a few years ago spoke in favor of the location of the new garage.

The motion carried by a vote of 4 - 1.

Richard Boren, Joseph Logan, David Nardolillo, and Richard Cribb, voted in favor of the motion.

Thomas Ginnerty voted against the motion.

Richard Allphin, and Judith Bell were not seated and Dean Wagner was absent.

DIGREGORIO

A motion was made by Joseph Logan and seconded by David Nardolillo to grant the request of Enrico F. & Tracy Digregorio, whose property is located at 80 Orient Ave., and further identified as Assessor's Plat 1, Lot 132 for a variance from Article 3, Table 3-2 (District Dimensional Regulations) to reduce the side yard accessory structure setback from 20' to 10' to construct a 12' x 44' swimming pool.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This Variance is granted with the following restriction/condition(s):

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and contains 25,735 sq. ft.
2. The adjacent lot 336 is a large lot with 231 ft. of street frontage and no structure on it.
3. There were no objections to the request.
4. The pool cannot be put in the rear due to the proximity of the coastal buffer zone.

The motion carried by a vote of 4 - 1.

Richard Boren, Joseph Logan, David Nardolillo, and Richard Cribb, voted in favor of the motion.

Thomas Ginnerty voted against the motion.

Richard Allphin, and Judith Bell were not seated and Dean Wagner was absent.

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

Nothing at this time.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:05 p.m.

The motion carried unanimously.