

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the June 26, 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
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 February 28, 2012

A motion was made by Thomas Ginnerty and seconded by Joseph Logan to accept the minutes of the February 28, 2012 meeting as presented.

The motion carried by a vote of 5 -0.

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

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

CORRESPONDENCE

None at this time.

NEW BUSINESS

Bell

A motion was made by Richard Cribb and seconded by Thomas Ginnerty to grant the request of Eric Bell (Charles Barber, owner), whose property is located at Spindrift St., and further identified as Assessor's Plat 5, Lot 263 for a special use permit from Article 3, Section 82-314, Sub District "A" High Groundwater Table and Impervious Layer Overlay District, to construct a three bedroom dwelling.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTIONS 600 and 602.

This Special Use Permit 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 R40 zone and contains 7200 sq. ft.
2. Applicant is requesting a special use permit due to the High Groundwater Ordinance.
3. The plans submitted were approved by the Planning Commission (Memorandum which is incorporated in this application).
4. Engineering specs for groundwater control were reviewed by the Town Engineer (Michael Gray) which was incorporated in the Planning Commission approval.
5. There was one objector to the proposal.
6. The motion carried by a vote of 5 -0.

The motion carried by a vote of 5 -0.

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

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

HANNIGAN

A motion was made by Joseph Logan and seconded by Thomas Ginnerty to grant the request of Evelyn Hannigan et al, whose property is located at 24 Pierce Ave., and further identified as Assessor's Plat 9, Lot 510 for a variance from Article 3, Section 3-2 (District Dimensional Regulations) to construct a 14' x 8' screened porch which will be 17.5' from the rear lot line, 30' 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 restrictions:

1. This project must be constructed in strict accordance with the site and building plans duly approved by this Board.
2. This screened-in porch shall remain as such, not to be enclosed permanently as interior living space.

This motion is based on the following findings of fact:

1. Said property is located in a R20 zone and contains 23,522 sq. ft.
2. There were no objectors.
3. An existing garage already intrudes more than the proposed deck in the required setback.
4. The relief granted is minimal.
5. No structure is immediately behind the house on the adjacent property.

The motion carried by a vote of 5 -0.

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

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

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

Nothing at this time.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:00 p.m.

The motion carried unanimously.