JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the March 22, 2016 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 7:30 p.m. The clerk called the roll and noted the following members present:

Richard Boren

Joseph Logan

Dean Wagner

Judith Bell

Terence Livingston

Edward Gromada

Also present: Brenda Hanna, Stenographer

Chris Costa, Zoning Officer

Pat Westall, Zoning Clerk

Wyatt Brochu, Counsel

MINUTES

Minutes of February 23, 2015

A motion was made by Joseph Logan and seconded by Dean Wagner to accept the minutes of the February 23, 2015 meeting as presented.

The motion carried by a vote of 5 –0.

Richard Boren, Joseph Logan, Dean Wagner, Judith Bell, and Terence Livingston voted in favor of the motion.

Edward Gromada was not seated and Richard Cribb was absent.

CORRESPONDENCE

OLD BUSINESS

Fowler’s Rock

A motion was made by and seconded by to (GRANT DENY) the request Fowler’s Rock, LLC, whose property is located at 340 East Shore Rd., and further identified as Assessor’s Plat 4, Lot 10 for a Special Use Permit granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-311, Maximum size of Accessory Buildings, and dimensional relief from Section 82-311(A), pursuant to Article 6 Section 82-605 and 82-606 to construct a detached three car garage with office space.

Regarding this request , this Board has determined that this application ( DOES DOES NOT ) satisfy the requirements of ARTICLE 6, SECTION 600

Regarding the request for a Variance, this Board has determined that this application ( DOES DOES NOT ) satisfy the requirements of ARTICLE 6, SECTION 606, PARAGRAPHS 1 through 4, and SECTION 607, PARAGRAPH 2.

Regarding the request for a Special Use Permit, this Board has determined that this application

( DOES DOES NOT ) satisfy the requirements of ARTICLE 6, SECTION 602.

**[**In particular reference to ARTICLE 6, SECTION \_\_\_\_\_\_\_, PARAGRAPH \_\_\_\_\_\_\_,**]**

**[**This Variance is granted with the following restriction(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 R80 zone and contains 257,593 sq. ft.

NEW BUSINESS

Earnshaw

A motion was made by and seconded by to grant/deny the request of Donald & Marcella Earnshaw, whose property is located on Deck St., and further identified as Assessor’s Plat 14, Lot 301 for a variance from Article 3, Section 82-314(C), High Groundwater Table and Impervious Overlay District, Sub district A., to construct a 30 x 24 two bedroom, single-family home, OWTS and associated storm water control.

This Board has determined that this application ( DOES DOES NOT ) satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

[In particular reference to ARTICLE 6, SECTION \_\_\_\_\_\_\_, PARAGRAPH \_\_\_\_\_\_\_,]

[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 R40 zone and contains 7,200 sq. ft

Maccini

A motion was made by and seconded by to grant/deny the request of Robert and Kristen Maccini whose property is located at 17 Friendship St., and further identified as Assessor’s Plat 9, Lot 277 for a special use permit granted under Article 6, Special Use Permits and Variances, Pursuant to Section 82-704, Alteration of a non-conforming use, and dimensional relief from Section 82-302 District Dimension Regulations, and Table 3-2-R8 Zoning District, to repair and add an addition to the existing shed where the proposed westerly setback will be 3 ft. where 7 ft. is required, the proposed rear setback of 6.6 ft. where 10 ft. is required, and a proposed lot coverage of 31.3% where 30% is allowed.

Regarding this request , this Board has determined that this application ( DOES DOES NOT ) satisfy the requirements of ARTICLE 6, SECTION 600

Regarding the request for a Variance, this Board has determined that this application ( DOES DOES NOT ) satisfy the requirements of ARTICLE 6, SECTION 606, PARAGRAPHS 1 through 4, and SECTION 607, PARAGRAPH 2.

Regarding the request for a Special Use Permit, this Board has determined that this application

( DOES DOES NOT ) satisfy the requirements of ARTICLE 6, SECTION 602.

**[**In particular reference to ARTICLE 6, SECTION \_\_\_\_\_\_\_, PARAGRAPH \_\_\_\_\_\_\_,**]**

**[**This Variance is granted with the following restriction(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 R8 zone and contains 7,500 sq. ft.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:35 p.m.

The motion carried unanimously.