JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the November 15, 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 7:00 p.m. The clerk called the roll and noted the following members present:

Joseph Logan

Dean Wagner

Judith Bell

Marcy Coleman

Also present: Brenda Hanna, Stenographer

Chris Costa, Zoning Officer

Pat Westall, Zoning Clerk

Peter Ruggiero, Counsel

The Vice-chair stated we would wait 10 minutes to see if we had a quorum.

At 7:15 the Board was back in session and the clerk called the roll and noted the following members present:

Joseph Logan

Dean Wagner

Judith Bell

Terence Livingston

Marcy Coleman

MINUTES

Minutes of October 25, 2016

A motion was made by Dean Wagner and seconded by Marcy Coleman to accept the minutes of the October 25, 2016 meeting as presented.

The motion carried by a vote of 5–0.

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

Richard Boren, Richard Cribb, and Edward Gromada were absent.

CORRESPONDENCE

Nothing at this time.

NEW BUSINESS

Marshall

A motion was made by Judith Bell and seconded by Terence Livingston to grant the request of John & Lucia Marshall, whose property is located at 32 Dumpling Dr., and further identified as Assessor’s Plat 10, Lot 97 for a variance from Article 82, Section 308, Setback from Freshwater Wetland, to obtain a dimensional variance to install an advanced treatment OWTS within 42 feet of an existing wetland.

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.

Reference Planning Commission October 6, 2016.

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and contains 44,973 sq. ft.
2. The applicant is proposing to construct an addition with a covered porch.
3. The applicant has an approval for an advanced 4 bedroom treatment septic system from RI DEM approved as an alteration to an existing OWTS based on the proposed improvements to the existing house.
4. Reference Planning Commission Memorandum dated Oct. 6, 2016 decision numbers 4, 5, 6, 7, and 9 conditions.

The motion carried by a vote of 5–0.

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

Richard Boren, Richard Cribb, and Edward Gromada were absent.

Beckett

A motion was made by Terence Livingston and seconded by Marcy Coleman to grant the request of Joan Beckett & David Beretta, whose property is located at 44 Blueberry Lane, and further identified as Assessor’s Plat 10, Lot 80 for a variance from Article 3, Section 3.2 (District Dimensional Regulations) to construct an extension of the existing front porch & existing garage which will result in a front yard setback of 32.25 feet instead of the required 40 feet.

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 24,000+ sq. ft.
2. The current house is boxy and the new construction is more in line with the structure of the neighborhood.
3. The relief sought is the least relief necessary due to the unique character of the property.
4. The variance requested is an additional 6 inch variance from the front setback which is already non-conforming.

The motion carried by a vote of 5–0.

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

Richard Boren, Richard Cribb, and Edward Gromada were absent.

Radesca

A motion was made by Marcy Coleman and seconded by Terence Livingston to continue the request of Nicholas & Susan Radesca

To the January 24, 2017 meeting due to lack of quorum.

The motion carried by a vote of 5–0.

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

Richard Boren, Richard Cribb, and Edward Gromada were absent.

ADJOURNMENT

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

The motion carried unanimously.