

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the May 26, 2015 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 stenographer called the roll and noted the following members present:

Richard Boren
Joseph Logan
Richard Cribb
Richard Allphin
Judith Bell
Edward Gromada

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

MINUTES

Minutes of February 17, 2015

A motion was made by Richard Cribb and seconded by Joseph Logan to accept the minutes of the February 17, 2015 meeting as presented.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Richard Cribb, Richard Allphin, and Judith Bell voted in favor of the motion.

Edward Gromada was not seated and Dean Wagner and Terence Livingston were absent.

CORRESPONDENCE

Nothing at this time.

NEW BUSINESS

Douglas Enterprises

A motion was made by Joseph Logan and seconded by Richard Allphin to continue the application of Douglas Enterprises to the June 23, 2015 meeting pending Town Engineer review of drainage revisions.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Richard Cribb, Richard Allphin, and Judith Bell voted in favor of the motion.

Edward Gromada was not seated and Dean Wagner and Terence Livingston were absent.

Cammans

A motion was made by Richard Cribb and seconded by Joseph Logan to grant the request of Jeffrey and Kathy Cammans, whose property is located at 40 West Bay View Dr., and further identified as Assessor's Plat 8, Lot 25 for a variance granted under Article 6, Special Use Permits and Variances, Section 600 & 606. This application is made pursuant to the provisions of section 82-1107, Table 3-2 & Table 11-3.

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 R20 zone and contains 17,161 sq. ft.
2. The Technical Review Committee reviewed the application and saw no problem due to the remoteness of the property and they voted to send it to Planning for approval.
3. The Planning Board reviewed and approved the application.
4. There were no objectors present.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Richard Cribb, Richard Allphin, and Judith Bell voted in favor of the motion.

Edward Gromada was not seated and Dean Wagner and Terence Livingston were absent.

Simonsen

A motion was made by Richard Allphin and seconded by Richard Cribb to grant the request of Eric A. et Suzanne Simonsen, Trustees, whose property is located at 86 Highland Dr., and further identified as Assessor's Plat 9, Lot 349 for a variance granted under Article 6, Special Use Permits and Variances, Section 600 & 606, to remove conditions placed on a variance granted to this Applicant in 1999.

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):

There shall be no cooking facilities anywhere in the garage.

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and contains 43,250 sq. ft.
2. On June 2, 1999 a variance was approved for additions to the house and garage. The approval included a set of restrictions for the use of the garage which was requested by an abutter. The abutter has sold to a new owner. The new owner agrees that the restrictions can be removed except that there shall be no cooking facilities anywhere in the garage.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Richard Cribb, Richard Allphin, and Judith Bell voted in favor of the motion.

Edward Gromada was not seated and Dean Wagner and Terence Livingston were absent.

Boal & Jenkins

A motion was made by Richard Boren and seconded by Joseph Logan to grant the request of Jeffrey H. Boal & Abigail B. Jenkins, whose property is located at 994 Ft. Getty Rd., and further identified as Assessor's Plat 11, Lot 49 for a variance from Section 82-302 to build a barn 10 ft. from Ft. Getty Rd. when 40 ft. is required and 5 ft. from side lot line when 20 ft. is required. Also, to the extent required, petitioners seek relief from Sections 82-102(3) in order to build a barn on a lot without a residence on the same lot.

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 5.63 acres.
2. The applicants purchased Fox Hill Farm 1½ years ago and have engaged in substantial renovations and plantings to date.
3. The farm house is 10 feet from the road.
4. The carriage barn will be historically accurate, provide a courtyard effect and will allow security near the road.
5. The carriage barn and the new conventional barn is part of an entire scheme setting forth a recognized architectural style.
6. The open placement of the carriage barn will provide a pastoral feel.
7. The construction and placement of the carriage barn will recreate a time past that is natural to the farm and its surroundings.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Richard Cribb, Richard Allphin, and Judith Bell voted in favor of the motion.

Edward Gromada was not seated and Dean Wagner and Terence Livingston were absent.

Crawford

A motion was made by Judith Bell and seconded by Richard Allphin to grant the request of Thomas & Rebecca Crawford, whose property is located at Pole #17 Seaside Dr., and further identified as Assessor's Plat 5, Lot 271 for a Special Use Permit from Article 3, Section 82-314 (High Groundwater Table & Impervious Layer Overlay District) to construct a new single family home with an OWTS and storm water control system.

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

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 7,740 sq. ft.
2. The plan was approved by RI DEM with a 2 bedroom deed restriction.
3. The plan was approved by the Planning Board with the condition called out in their April 23, 2015 memorandum which will be included in this decision.
4. Objections and concerns regarding water availability and runoff was expressed by three neighboring property holders.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Richard Cribb, Richard Allphin, and Judith Bell voted in favor of the motion.

Edward Gromada was not seated and Dean Wagner and Terence Livingston 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 9:30 p.m.

The motion carried unanimously.