

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the March 25, 2014 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:

Richard Boren
Joseph Logan
Dean Wagner
Richard Cribb
Judith Bell
Terence Livingston

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

MINUTES

Minutes of February 25, 2014

A motion was made by Joseph Logan and seconded by Dean Wagner to accept the minutes of the February 25, 2014 meeting as presented.

The motion carried by a vote of 5 -0.

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

David Nardolillo and Richard Allphin were absent and Terence Livingston was not seated.

CORRESPONDENCE

The correspondence was in reference to CMS and will be put with that application.

NEW BUSINESS

CMS

A motion was made by Joseph Logan and seconded by Richard Boren to grant the request of Conanicut Marine Services, Inc., and Freebody LLC, Lessee and Lessor, whose property is located at 260 Conanicus Ave., and further identified as Assessor's Plat 8, Lot 278 for modification of existing special use permits, granted under Article 6 of the zoning ordinance. The relief sought is to allow under said special use permits the construction of two additional boat storage sheds and to modify existing special use permits to allow tie in to municipal sewer.

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):

1. That a 35' buffer zone on the north east side of the property will be maintained.
2. 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 10.21 acres of land.
2. The applicant's expert witness testified that the buffer zone delineated in the 1994 special use site plan did not extend to the western property line, site of the proposed shed.
3. All existing boatyards in Jamestown abut or exist in residential zones.
4. Testimony showed many existing non-residential uses in this R20 district.
5. The applicant owns the abutting property to the east where the proposed buffer zone will be reduced to 35'.
6. The roofs of the proposed sheds will be lower than the roofs of the existing sheds.
7. There will be no impact on storm water runoff.
8. Three neighbors spoke in favor. No person spoke against. Four letters were in opposition based on loss of habitat and buffering.
9. More indoor storage will reduce visual impact of boats outside and will reduce use of shrink wrap.

10. The request for connection to the sewer system is in the interest of public health and welfare and will be recommended to the Town Council for approval.

The motion carried by a vote of 5 -0.

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

David Nardolillo and Richard Allphin were absent and Terence Livingston was not seated.

SOUSA

A motion was made by Richard Cribb and seconded by Judith Bell to grant the request of Lionel R. Sousa, Trustee, Estate of Maria L. Sousa (Minicoffi), whose property is located at Sloop St., and further identified as Assessor's Plat 3, Lot 472 for a special use permit from Article 3, Section 82-314 (High groundwater table & impervious layer overlay district) to construct a 3 bedroom single family home with associated well, septic system and drainage dry wells.

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):

1. This project must be constructed in strict accordance with the site and building plans duly approved by this Board.
2. The conditions of approval by the Planning Commission concerning storm water control and pervious driveway are hereby incorporated as conditions for this approval.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 14,400 sq. ft.
2. The proposal was reviewed and approved by both the Planning Commission and the Town Engineer.
3. All problems relating to storm water control have been mitigated in the engineer's plans.

4. With a water table depth of 40" this is one of the least problematic proposals which has been heard by the Board.

The motion carried by a vote of 5 -0.

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

David Nardolillo and Richard Allphin were absent and Terence Livingston was not seated.

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

Nothing at this time.

ADJOURNMENT

A motion was made and seconded to adjourn at 9:20 p.m.

The motion carried unanimously.