

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the August 24, 2010 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
Richard Boren
Joseph Logan
David Nardolillo
Richard Cribb
Richard Allphin

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

MINUTES

Minutes of July 27, 2010

A motion was made by Thomas Ginnerty and seconded by Joseph Logan to accept the minutes of the July 27, 2010 meeting as presented.

The motion carried by a vote of 5 -0.

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

Richard Allphin was not seated and Dean Wagner was absent.

CORRESPONDENCE

There were two items in correspondence to be addressed with the applications.

OLD BUSINESS

79 North Road

A motion was made by Thomas Ginnerty and seconded by David Nardolillo to continue 79 North Road Property Inc. to the September 28, 2010 meeting at the request of the applicant. They have hired a landscaper to design a plan and it was not ready at this time.

The motion carried by a vote of 5 -0.

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

Richard Allphin was not seated and Dean Wagner was absent.

NEW BUSINESS

Deangelis

A motion was made by David Nardolillo and seconded by Thomas Ginnerty to grant the request of Michael Deangeli, whose property is located at Court St., and further identified as Tax Assessor's Plat 2, Lot 62, for a variance from Article 3, Section 3.2 (District Dimensional Regulations) to build a new home that has 200 ft. of frontage on a "paper street" and will be 22 ft. from the front lot line instead of the required 40 ft.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

In particular reference to ARTICLE 6, SECTION 82-600, PARAGRAPHS A & B.

This Variance is granted with the following restriction/condition:

This project must be constructed with a width of 58', depth of 32', and with a 22' set back from the boundary on Court Street.

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and contains 20,000 sq. ft.

2. The access will be by a private road as described by the Town Engineer with a width of 18'. (See letter dated August 17, 2010 attached herein.)
3. The private road will be completely maintained by the home owners on the road. A maintenance agreement all approved by the Town Engineer be duly recorded.
4. The proposed house will be in harmony with all existing houses in the area.
5. There were 4 letters of support and none opposed.
6. The decision to locate the house with less than the required 40' front setback took into consideration the location of the well, septic system, and trees.

The motion carried by a vote of 5 -0.

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

Richard Allphin was not seated and Dean Wagner was absent.

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

Nothing at this time.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:50 p.m.

The motion carried unanimously.