

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the July 24, 2012 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  
David Nardolillo  
Dean Wagner  
Richard Cribb  
Richard Allphin  
Judith Bell

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

MINUTES

Minutes of June 26, 2012

A motion was made by Thomas Ginnerty and seconded by David Nardolillo to accept the minutes of the June 26, 2012 meeting as presented.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, David Nardolillo, Dean Wagner, Richard Cribb, and Richard Allphin voted in favor of the motion.

Judith Bell was not seated and Richard Boren and Joseph Logan were absent.

CORRESPONDENCE

Nothing at this time.

NEW BUSINESS

Catanzaro

A motion was made by Richard Allphin and seconded by David Nardolillo to grant the request of Bartholomew Catanzaro et ux Marjorie, whose property is located at Beach Ave., and further identified as Assessor's Plat 5, Lot 164 for a special use permit under Article 3, Section 82-314, Subdistrict "A" High Groundwater Table and Impervious Layer Overlay District, and a variance under Article 3, Section 3-2 (District Dimensional Regulations) to construct a 1,961 sq. ft. 3-bedroom dwelling and garage, which will be 30' from the front lot line, 40' required. Also a variance under Article 3, Section 82-308, Setback from Freshwater Wetland to install an Onsite Wastewater Treatment System 115' from the wetland instead of the required 150'.

Regarding this request, this Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600.

Regarding the request for a Variance, this Board has determined that this application does 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 satisfy the requirements of ARTICLE 6, SECTION 602.

This Variance is granted with the following restrictions:

1. This project must be constructed in strict accordance with the site and building plans duly approved by this Board.
2. Incorporate by reference the Planning Commission approval (Exhibit #3) of May 23, 2012.
3. A signed letter from Ms. Schultz (engineer) be filed as part of the conditions of the acceptance of this variance and shall be recorded with the deed.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 22,000 sq. ft.
2. Two neighbors stated concerns about the variances that have been granted in this "fragile" area.

The motion carried by a vote of 4 - 1.

David Nardolillo, Dean Wagner, Richard Cribb, and Richard Allphin voted in favor of the motion.

Thomas Ginnerty voted against the motion.

Judith Bell was not seated and Richard Boren and Joseph Logan 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 7:57 p.m.

The motion carried unanimously.