JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the October 25, 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:

Richard Boren

Dean Wagner

Judith Bell

Terence Livingston

Marcy Coleman

Also present: Brenda Hanna, Stenographer

Chris Costa, Zoning Officer

Pat Westall, Zoning Clerk

Wyatt Brochu, Counsel

MINUTES

Minutes of September 27, 2016

A motion was made by Dean Wagner and seconded by Marcy Coleman to accept the minutes of the September 27, 2016 meeting as presented.

The motion carried by a vote of 5 –0.

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

Joseph Logan, Richard Cribb, and Edward Gromada were absent.

CORRESPONDENCE

Nothing at this time.

OLD BUSINESS

AMS Dev.

A motion was made by Richard Boren and seconded by Dean Wagner to grant the request of AMS Development Corp. (Master Pizzi Holdings, LLC, owner), whose property is located at Frigate St., and further identified as Assessor’s Plat 16, Lot 185 for a special use permit from Article 6, Section 82-601 And Article 3, Section 82-314, to construct a single family residence in subsection A (High Groundwater Table and Impervious Layer Overlay District) with associated well, OWTS, & storm water control systems.

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):

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

The four conditions set forth in the 8/17/16 vote of the Planning Commission.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 9,505 sq. ft.
2. Lot frontage is 60 feet; depth is 158 ft.
3. There is no building yet on the property.
4. Michael Darveau, PLS testified that the lot is 120 ft. west of N. Main Rd.
5. The septic system is in the southwest corner; it is an in ground system meeting all requirements.
6. The site has a 4 foot water table.
7. The site is in sub district A because of the ledge.
8. It is a 2 bedroom septic system.
9. The total impervious surface coverage is 10.4%, where 12% is allowed.
10. 96 sq. ft. of porch is included within the 10.4%.
11. At the August 17, 2016 Planning Commission meeting, the Planning Commission recommended approval of 4 conditions.
12. A site plan dated 8/1/16 and revised 8/18/16 was admitted as an exhibit and referred to.
13. The 2 abutting neighbors testified and voiced concern regarding water runoff from site grading.
14. On 9/27/16 a motion passed and was carried 5 – 0 to continue the application to the 10/25/16 meeting so the owner can meet with the neighbors and address their concerns.
15. Jean Lambert, P.E., Jamestown Public Works Dept. met with the applicant, their counsel, realtor, land surveyor, and neighbors on 10/14/16. Lisa Bryer was also present.
16. A revised site plan dated 10/15/16 shows proposed amendments to site grade which accommodates the neighbors concerns.
17. The office of the Town Planner has determined that the revisions will not require any further Planning Commission review and the application is still in compliance with the standards of Zoning Ordinance Section 314.

The motion carried by a vote of 5 –0.

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

Joseph Logan, Richard Cribb, and Edward Gromada were absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:20 p.m.

The motion carried unanimously.