

*approved 11/28/17
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JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the October 24, 2017 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, Chair
- Joseph Logan, Vice-Chair
- Dean Wagner, Member
- Richard Cribb, Member
- Terence Livingston, Member
- Edward Gromada, 1st Alt.

Also present:

- Brenda Hanna, Stenographer
- Chris Costa, Zoning Officer
- Pat Westall, Zoning Clerk
- Wyatt Brochu, Counsel

MINUTES

Minutes of September 26, 2017

A motion was made by Joseph Logan and seconded by Richard Cribb to accept the minutes of the September 26, 2017 meeting as presented.

The motion carried by a vote of 5 -0.

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

Edward Gromada was not seated and Judith Bell and Marcy Coleman were absent.

CORRESPONDENCE

Nothing at this time.

NEW BUSINESS

Lager

Christian Infantolino, attorney for the applicant, requested the application be continued to the November 28, 2017 meeting as a revised application is being submitted.

A motion was made by Terence Livingston and seconded by Joseph Logan to continue the to request of Patricia J. Lager to the November 28, 2017 meeting.

- The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Richard Cribb, Terence Livingston, and Edward Gromada voted in favor of the motion.

Dean Wagner was recused and Judith Bell and Marcy Coleman were absent.

Johnson

Mark Liberati, attorney for the applicant, requested the application be continued to the November 28, 2017 meeting as revisions may be made to the Zoning Ordinance by the Planning Department pertaining to wetlands that may change the request submitted.

A motion was made by Joseph Logan and seconded by Richard Boren to continue the request of Robert Johnson to the November 28, 2017 meeting.

The motion carried by a vote of 5 -0.

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

Edward Gromada was not seated and Judith Bell and Marcy Coleman were absent.

Taylor

A motion was made by Richard Cribb and seconded by Joseph Logan to grant the request of Betsy Taylor, whose property is located at 45 Dory St., and further identified as Assessor's Plat 3, Lot 147 for a special use permit from Article 82, Section 314-C Any construction within subdistrict "A" requires a special use permit 82-601 to construct a 11'6" x 16'2" one story addition in rear.

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.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 7200 sq. ft.
2. The applicant is proposing to enclose an existing deck for additional living area. There is only a modest increase in the footprint which consists of a bump out for a bench.
3. The Planning Commission voted unanimously to recommend approval of the application and their conditions of approval are hereby incorporated in this approval.
4. There were no objectors.

The motion carried by a vote of 5 -0.

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

Edward Gromada was not seated and Judith Bell and Marcy Coleman were absent.

Reppe

Richard Boren is going to write the decision for the Reppe application and will present it at the November 28, 2017 meeting.

Stamp

A motion was made by Terence Livingston and seconded by Richard Cribb to grant the request of Kenneth & Dianna Stamp, 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 a Subsection "A" High groundwater table & 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.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 9505 sq. ft.
2. The Zoning Board approved a prior application in November 2016, with input by the neighbors.
3. The new application is still in conformance with the November 2016 agreement with the neighbors.
4. The current application has a minor increase in size.
5. Impervious coverage is 11.6% where 12% is allowed.
6. There were no objectors.

The motion carried by a vote of 5 -0.

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

Edward Gromada was not seated and Judith Bell and Marcy Coleman were absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:25 p.m.

The motion carried unanimously.