

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the September 26, 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.
- Marcy Coleman, 2nd Alt.
- Judith Bell, 3rd Alt.

Also present:

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

MINUTES

Minutes of August 22, 2017

A motion was made by Richard Cribb and seconded by Dean Wagner to accept the minutes of the August 22, 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, Marcy Coleman, and Judith Bell were not seated.

CORRESPONDENCE

- A. Letter from Jill O. Townsend and Sherri L. Deacon requesting a one year extension of a previously granted

variance for Plat 1, Lot 296, 1046 East Shore Road granted to Joseph J. Oliveira.

- B. Letter from Anthony Mastrostefano requesting a one year extension of a previously granted variance/special use permit for Plat 3, Lot 54, 20 Cutter Street.

Townsend/Oliveira

A motion was made by Dean Wagner and seconded by Marcy Coleman to grant the request from Jill O. Townsend and Sherri L. Deacon requesting a one year extension of a previously granted variance for Plat 1, Lot 296, 1046 East Shore Road granted to Joseph J. Oliveira.

The motion carried by a vote of 5 -0.

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

Terence Livingston, Edward Gromada, and Judith Bell were not seated.

Mastrostefano

A motion was made by Joseph Logan and seconded by Dean Wagner to grant the request from Anthony Mastrostefano requesting a one year extension of a previously granted variance/special use permit for Plat 3, Lot 54, 20 Cutter Street.

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, Marcy Coleman, and Judith Bell were not seated.

OLD BUSINESS

Paolino

A motion was made by Dean Wagner and seconded by Joseph Logan to grant the request of Christina Paolino, whose property is located

at 68 E. Shore Rd., and further identified as Assessor's Plat 7, Lot 86 for a variance from Article 6, Section 82-607, variances, and Article 3, Section 302 Table 3-2 Setbacks of Accessory Buildings, to install an 8' x 14' storage shed 11.3 feet from south property line, where 15' is required.

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

This Variance 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 21,780 sq. ft.
2. The Building Official has requested that the shed be built at least 10 ft. from the house.
3. Siting the shed as far as possible from the water will make it easier to receive relief from CRMC regulations.
4. The property is located in a flood zone.
5. Siting the shed 11.3 feet from the property line will decrease the shed's encroachment into the flood zone.
6. The relief sought is the least relief necessary.
7. No one objected to the proposed variance.

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, Marcy Coleman, and Judith Bell were not seated.

NEW BUSINESS

Lager

A motion was made by Marcy Coleman and seconded by Richard Cribb to grant request of Patricia J. Lager whose property is located at 75 Longfellow Road, Jamestown, and further identified as Tax

Assessor's Plat 8, Lot 601 for a Variance to the Oct. 24, 2017 meeting at the request of her attorney Christian Infantolino.

The motion carried by a vote of 5 -0.

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

Dean Wagner was recused. Edward Gromada and Judith Bell were not seated.

Howard

A motion was made by Terence Livingston and seconded by Joseph Logan to grant the request of David & Marylou Howard, whose property is located at 59 Ferry St., and further identified as Assessor's Plat 5, Lot 58 for a special use permit from Article 3, Section 82-314 High Groundwater, Table C, Development Within Subdistrict A, Article 6, Section 82-601 to construct a 8' x 20' covered front porch. .

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 14,400 sq. ft
2. The Planning Board voted unanimously to approve the project.
3. The existing impervious lot coverage is 7.8%. The proposed impervious lot coverage is 8.8%. The maximum allowable impervious coverage for this site is 9%.
4. Engineer, Jeffrey McCormick submitted a letter to the Planning Board regarding water volume calculations. There is adequate volume to accept the additional 501 c.f. of volume.

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, Marcy Coleman, and Judith Bell were not seated.

Scully

A motion was made by Joseph Logan and seconded by Terence Livingston to grant the request of Christina D Scully, whose property is located at 113 Frigate Street, Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 16, Lot 218 for a Special Use Permit granted under Article 6 Section 82-600 and 602, pursuant to Article 3 Section 82-314, High Groundwater Table and Impervious Overlay District Sub-District A. The application also seeks a Variance, pursuant to Article 6, Sections 82-600 and 82-605, from Article 3 Section 82-302, Table 3-2, District dimensional regulations, to repair and remodel the property where the front setback is proposed to be 21' 8" feet where 30 feet is required and from Article 3 Section 82-314 (C) (4), Percent of Maximum Impervious Cover for Sub-District A, where the existing lot impervious coverage is proposed to be 12.1% where 9.0% is allowable and the existing lot impervious coverage is 12.4%. The application also seeks a Variance from Article 7, Section 82-705, Alteration of a nonconforming structure, in order to perform the requested remodel and repairs as the current structure has a front setback of 21' 8" where 30 feet is required.

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 restriction(s):

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

This project must follow the recommended conditions from the Planning Commission memo of June 15, 2017.

This motion is based on the following findings of fact:

1. Said property is located in a R40 Zone and contains 8,385 square feet.
2. The foundation is crumbling and will be removed.
3. The front setback remains the same. There will be no other setback relief required.
4. The impervious surface area will be reduced.
5. There were no objectors.

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. Marcy Coleman and Judith Bell were not seated.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:55 p.m.

The motion carried unanimously.