

## **ZONING BOARD OF REVIEW MEETING**

**Jamestown Town Hall  
Rosamond A. Tefft Council Chambers  
93 Narragansett Avenue  
Tuesday, July 28, 2020  
7:00 PM**

**PURSUANT TO EXECUTIVE ORDER'S NO. 20-05 & NO. 20-25 EXECUTED BY GOVERNOR GINA RAIMONDO ON MARCH 16, 2020 & APRIL 15, 2020. THIS MEETING WILL BE TELECONFERENCED VIA ZOOM AND VIA TELEPHONE:**

The public is invited to observe and participate in the deliberations of this meeting by accessing the meeting link set forth herein. For those without access to video observation platforms, you may also call in to listen and participate in the deliberations of this meeting by using the call in phone number provided herein.

**JOIN VIA PHONE: 1(301) -715- 8592 or 1(312) - 626- 6799 or 1(646) - 558- 8656  
WHEN PROMPTED, ENTER MEETING ID: 981 1634 7852  
PRESS # AGAIN TO JOIN THE MEETING**

**To participate during Public Hearing or Public Input you will press \*9 to raise your hand.**

**JOIN VIA COMPUTER OR MOBILE APP: <https://zoom.us/j/98116347852>**

**MEETING ID: 981 1634 7852**

**To participate during Public Hearing or Public Input, please use the raise your hand icon in the Zoom.**

### **I. ROLL CALL; CALL TO ORDER**

### **II. TELECONFERENCE PROCEDURES FOR PROCEEDINGS & PUBLIC PARTICIPATION**

### **III. APPROVAL OF MINUTES**

- A. Approval of the minutes of the June 23, 2020 meeting; discussion and/or action and/or vote.

### **IV. CORRESPONDENCE**

### **V. NEW BUSINESS**

- A. Application of Frances M. Falsey whose property is located at 71 Columbia Ave. and further identified as Assessor's Plat 9, Lot 144 for a variance from Article 3, Section 82-301, Uses & Districts (Table 3-1) to allow an off-site business to utilize the exterior fenced in portion of the property for a Dog Park, which use is not provided for in Table 3-1 and is thereby prohibited under Section 82-301. Said property is located in a R8 zone and contains 13,068 square feet.; review, discussion and/or potential action and/or vote
- B. Application of Gail & David Stokes, whose property is located at 86 Frigate St., and further identified as Assessor's Plat 16, Lot 85 for a variance from Article 3

Table 3.2 District Dimensional Regulations & a special use permit from Article 3 Section 314 High Groundwater Table and Impervious layer District to construct an addition to an existing house. The addition will be 20 ft from the front lot line where 30 ft. is required. The lot is within the High Groundwater District Sub District A and so requires a special use permit to exceed allowable impervious surface. Existing impervious surface will be reduced from 26.5% of the lot to 18.3% in the renovation. Said property is located in a R40 zone and contain 7200 sq. ft ; review, discussion and/or potential action and/or vote

- C. Application of Andrew and Colleen MacIntyre whose property is located at 9 Maple Avenue, and further identified as Assessor's Plat 9, Lot 14 for dimensional relief granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-302, Table 3-2 for the Village Special District Zones R8, R20, CL and CD4, to construct a proposed porch with a front setback of 17 feet where 30 feet is required. The applicant is also seeking relief from Article 7 Section 82-705, Alteration of a nonconforming structure where the subject property currently has a deck that is approximately 19 feet from the front property line were 30 feet is required. Said property is located in a R20 zone and contains approximately 30492 square feet; review, discussion and/or potential action and/or vote
- D. Application of Andrew Bilodeau, whose property is located at Beach Ave & Riptide St., and further identified as Assessor's Plat 5, Lot 164 for a variance/special use permit from Article 3, Section 82-314 High Groundwater Ordinance Sub-District A and Section 82-302-2 Table 3-2 "Setbacks", Article 6, Section 82-601 Section "Special Use Permits" and Sections 82-605 & 82-606 to construct a single family dwelling with a front yard setback of 30' where 40' is required in a High Groundwater Sub-district A.. Said property is located in a R40 zone and contains 21,600 sq. ft.; review, discussion and/or potential action and/or vote

## VI. ADJOURNMENT

**PLEASE NOTE: All Correspondence or Exhibits you wish the Board to consider on any of the above matters must be received by the Zoning Board Clerk Office no later than Thursday, July 23, 2020. You may submit those documents the following ways: Email to [pwestall@jamestownri.net](mailto:pwestall@jamestownri.net) or via drop box located on the West Street side entrance of Town Hall, or by regular mail 93 Narragansett Avenue, Jamestown, RI 02835**

*The website link for the public to use to watch any meeting in Council Chambers is:*  
<http://158.123.195.41/OTRMedia/Town2020/Others2020/StreamPrimJtown.html>

*Pursuant to RIGL §42-46-5(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Town Hall and the Jamestown Philomenian Library. In addition notice may also be posted at the Jamestown Police Station and on the Internet at [www.jamestownri.gov](http://www.jamestownri.gov).*

This meeting location is accessible to the physically challenged. If communications assistance or other accommodations are needed to ensure equal participation, please call 1-800-745-5555 not less than three (3) business days prior to the meeting.

Posted on the RI Secretary of State website.

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the June 23, 2020 Meeting

**A regular meeting of the Jamestown Zoning Board of Review was held June 23, 2020.  
THIS MEETING Was TELECONFERENCED VIA ZOOM AND VIA TELEPHONE:**

The Chairman called the meeting to order at 7:00 p.m. The Zoning Officer called the roll and noted the following members present:

Richard Boren, Chair  
Dean Wagner, Vice-chair  
Terence Livingston, Member  
Edward Gromada, Member  
Marcy Coleman, Member  
Judith Bell, 1<sup>st</sup> Alt.  
Erik Brine, 2<sup>nd</sup> Alt.

Also present: Erin Liese, Town Clerk  
Brenda Hanna, Stenographer  
Chris Costa, Zoning Officer  
Wyatt Brochu, Counsel

MINUTES

Minutes of February 25, 2020

A motion was made by Edward Gromada and seconded by Terence Livingston to accept the minutes of the February 25, 2020 meeting as presented.

The motion carried by a vote of 5 -0.

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

Judith Bell and Erik Brine were not seated and James King was absent.

CORRESPONDENCE

Nothing at this time.

## NEW BUSINESS

### Lucier

A motion was made by Dean Wagner and seconded by Marcy Coleman to grant the request of Maria F. and David J. Lucier whose property is located at 10 Coulter Street and further identified as Assessor's Plat 7, Lot 123 to extend a variance granted on February 27, 2019 for an additional **one-year period**. A variance was granted from Article 3, Section 82-302 "District Dimensional Regulations" for setbacks to reconstruct single story portions of an existing structure within the existing footprint, and reconstruct north and south decks with a connecting deck and to construct new stairs. The variance proposed a south side setback of 8'2" and east side setback of 13'4" where 20' is required, and a corner setback of 27'6" where 30' is required. Said property is located in a R40 zone and contains 21,182 square feet.

The motion carried by a vote of 5 -0.

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

Edward Gromada recused himself and Erik Brine was not seated and James King was absent.

### Clark B.Y.

A motion was made by Marcy Coleman and seconded by Edward Gromada to grant the request of James Clark, et al/Clark Boat Yard, whose property is located at 120 Racquet Rd., and further identified as Assessor's Plat 9, Lot 328 for a one-year extension of a previously granted special use permit under Article 3, Table 3-1, Marina, Ship & Boat Storage & Repair, Alteration of a Non-conforming Use under Article 7, Section 82-704, Special Use Permits & Variances under Article 6, to remove a 48' x 60' one story section of storage shed & construct a 48' x 60' three story addition on same foot print. Said property is located in a RR80 zone and contains 1.75 acres.

The motion carried by a vote of 5 -0.

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

Judith Bell and Erik Brine were not seated and James King was absent.

Carlson

A motion was made by Marcy Coleman and seconded by Dean Wagner to continue the request of Donald R. et Laura J. Carlson to the August 25, 2020 meeting to re-advertise due to discrepancies in the advertisement and the application.

The motion carried by a vote of 5 -0.

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

Judith Bell and Erik Brine were not seated and James King was absent.

Please note: James King, 3<sup>rd</sup> Alt. joined at 7:20.

Keiser

A motion was made by Marcy Coleman and seconded by Terence Livingston to grant the request of Bruce R. Keiser, whose property is located at 1021 East Shore Rd., and further identified as Assessor's Plat 1, Lot 165 for a variance from Article 3, Section 82.302 Table 3-2, District Dimensional Regulations, & Article 6, Section 82-605 Variances to construct a shed 4' from property line where 20' 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 R80 zone and contains 5,000 sq. ft.
2. The pre-existing non-conforming lot is unique as it is extremely small in comparison to other lots in the area.
3. Dimensional relief is needed due to the unique characteristics of the lot.
4. The existing house is built on a slab and there is minimal storage space available to the homeowner.
5. There is a 6-foot cedar fence along the north and west property borders.
6. The proposed shed, which is only 6 x 10 in footprint area and 8' 8 3/4" high, will be substantially hidden by the 6 ft. fence on the north side.
7. The shed could not be placed on the west side of the house as a patio has been installed in that area.
8. Abutters to the north & west objected to the variance request and prefer that the shed be built in the area of the existing patio.

The motion carried by a vote of 5 -0.

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

Judith Bell, Erik Brine, and James King were not seated.

#### ADJOURNMENT

A motion was made and seconded to adjourn at 8:05 p.m.  
The motion carried unanimously.



# Town of Jamestown, Rhode Island

## Web GIS Maps and Online Property Information

by MainStreetGIS, LLC Town Website

[User Guide](#) [Feedback](#) [Disclaimer](#)

v1.13g

Base Map: Google Satellite

71 COLUMBIA AVENUE

Address Parcel ID Owner

Street View Tax Maps Other Maps



Layers Property Selection

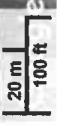
### 71 COLUMBIA AVENUE

9-144



- Zoom To
- Property Card
- Abutters List
- Tax Map
- Property List
- Report an Issue

1 : 1693



Parcel ID: 9-130  
PAZERA, KATHY G.  
57 COLUMBIA AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-131  
JONES, ALFRED H. JR, TRUST &  
MARVE-YATES F. JONES TRUST TIC  
2050 SOUTHWEST 10TH COURT  
DELRAY FL 33445

Parcel ID: 9-137  
ROTHROCK, MARTIN & BETH  
717 BRACEY LANE  
ALEXANDRIA VA 22314

Parcel ID: 9-138  
BAKER, STEPHEN C ET  
BAKER, GLONE J S  
73 COLUMBIA AVENUE  
JAMESTOWN, RI 02835-1344

Parcel ID: 9-140  
BRINE, ERIK G ET UX  
BRINE KERRY E TE  
83 COLUMBIA AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-142  
LUNDY, BARBARA  
38 SOUTHWEST AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-143  
WALKER, DAVID J  
80 COLE STREET  
JAMESTOWN RI 02835

Parcel ID: 9-144  
FALSEY, FRANCES M  
71 COLUMBIA AVE  
JAMESTOWN RI 02835

Parcel ID: 9-145  
SREG MANAGEMENT LLC  
C/O CRIS CRECELUS  
95 SOCKNOSET CROSSROAD STE 203  
CRANSTON RI 02920

Parcel ID: 9-146  
ESTES, KAREN L.  
P.O. BOX 508  
JAMESTOWN RI 02835-0508

Parcel ID: 9-147  
MESSINGER, NORMAN F & KAREN E  
77 COLE STREET  
JAMESTOWN, RI 02835

Parcel ID: 9-148  
MUELLER, CORNELIA A ET  
MUNNS, WAYNE R JR  
73 COLE STREET  
JAMESTOWN, RI 02835

Parcel ID: 9-149  
MOORE, EMILY  
67 COLE STREET  
JAMESTOWN RI 02835

Parcel ID: 9-150  
SORLIEN, SANDRA ET  
ARNOLD, JOHN HENRY TE  
82 HOWLAND AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-151  
CROWLEY, TANYA V ET  
CROWLEY, RAMOND V.  
88 HOWLAND AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-152  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-154  
NOTA, ANDREW E & MICHELE A  
61 COLE STREET  
JAMESTOWN RI 02835

Parcel ID: 9-374  
GORTON, EUNICE M (EST OF) ET  
RAWSON, JANEEN  
235 COLLINS-TAFT RD.  
HARRISVILLE, RI 02830

Parcel ID: 9-379  
JOYCE, MARY ANN  
90 HOWLAND AVE  
JAMESTOWN RI 02835

Parcel ID: 9-657  
DENNEN, GEORGIA  
73 CLARKE STREET  
JAMESTOWN RI 02835

Parcel ID: 9-80  
DIGIANDO, JULIO, TRUSTEE  
63 CLARKE STREET  
JAMESTOWN RI 02835

Parcel ID: 9-82  
DIGIANDO, JULIO, TRUSTEE  
63 CLARKE STREET  
JAMESTOWN, RI 02835

Parcel ID: 9-83  
TEMPLETON-COTILL, ANNA, TRUSTEE  
59 CLARKE STREET  
JAMESTOWN RI 02835

Parcel ID: 9-84  
KATZ, JEFFREY R ET  
O'CONNOR, THERESA  
66 COLUMBIA AVENUE  
JAMESTOWN RI 02835

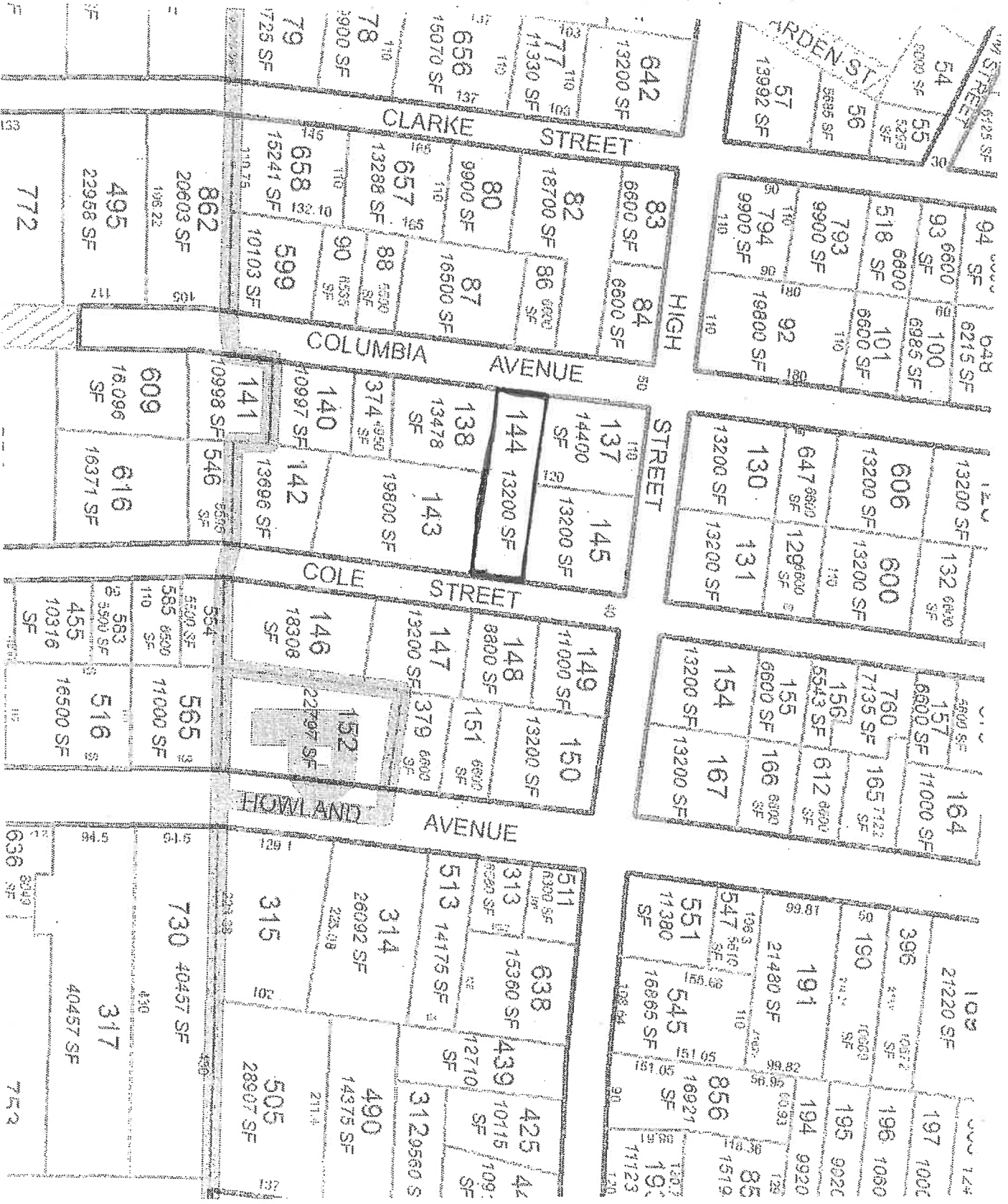
Parcel ID: 9-86  
MOLLOY, VALERIE  
70 COLUMBIA AVE  
JAMESTOWN, RI 02835

Parcel ID: 9-864  
HAMON, KARI A ET  
BURKE, SARAH TE  
85 COLE STREET  
JAMESTOWN RI 02835

Parcel ID: 9-87  
RUGGIERO, DEBORAH ET  
IOANES, BARBARA JEAN ET  
78 COLUMBIA AVENUE  
JAMESTOWN RI 02835

30  
 + 680  
 -----  
 204.00  
 + 200.00 app  
 -----  
 404.00 Cash





TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

RECEIVED  
6-10-20  
Costa

**Application for Exception or Variation under the Zoning Ordinance**

Zoning Board of Review;

Jamestown, R. I.

Date JUNE, 2020

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant FRANCES M. FALSEY Address 71 COLUMBIA AVENUE, JAMESTOWN, RI

Owner SAME Address \_\_\_\_\_

Lessee N/A Address \_\_\_\_\_

1. Location of premises: No. 71 COLUMBIA AVENUE ~~Street~~

2. Assessor's Plat 9 Lot 144

3. Dimensions of lot: frontage 60 ft. depth 220 ft. Area 13,068 sq. ft.

4. Zoning Districts in which premises are located: Use R8 Area \_\_\_\_\_ Height \_\_\_\_\_

5. How long have you owned above premises? 17 YEARS

6. Is there a building on the premises at present? YES

7. Size of existing building 784 SQ. FT

Size of proposed building or alteration N/A

8. Distance of proposed bldg. or alteration from lot lines:

front \_\_\_\_\_ rear \_\_\_\_\_ left side \_\_\_\_\_ right side \_\_\_\_\_

9. Present use of premises: RESIDENTIAL

10. Proposed use of premises: RESIDENTIAL AND DOG PARK FOR INCIDENTAL OFF-SITE BUSINESS USE

Location of septic tank & well on lot N/A

11. Give extent of proposed alterations NO ALTERATIONS TO THE PROPERTY WILL BE MADE

12. Number of families for which building is to be arranged: N/A

13. Have you submitted plans for above to Inspector of Buildings? \_\_\_\_\_

Has the Inspector of Buildings refused a permit? YES

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

ARTICLE 3 SECTION 82-301 AND TABLE 3-1

15. State the grounds for exception or variation in this case:

THE APPLICANT HAS PERMITTED OCCASIONAL USE OF HER PROPERTY FOR A FRIEND'S DOG CARE BUSINESS TO ALLOW A LIMITED NUMBER OF DOGS TO HAVE SUPERVISED "PLAY" IN THE YARD OF THE SUBJECT PROPERTY. THE UNIQUE NATURE OF THE PROPERTY (I.E. FENCED YARD IN TOWN) ALLOWS FOR THIS USE WITHOUT HARM TO THE ANIMALS OR TRESPASS

UPON ANY NEIGHBORING PROPERTY. THE APPLICANT WILL NOT REALIZE ANY FINANCIAL GAIN FROM THE GRANTING OF THE VARIANCE AS THE APPLICANT IS NOT PAID IN ANY MANNER BY THE BUSINESS OWNER AND APPLICANT DOES NOT OWN A PET. THE GRANTING OF THE VARIANCE WILL NOT ALTER THE GENERAL CHARACTER OF THE SURROUNDING AREA.

Respectfully Submitted,

Signature Francis M. Falvey

Address 71 COLUMBIA AVENUE

JAMESTOWN, RI 02835

Telephone No. 401-965-385

**NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.**

SAMPLE ZONING ADVERTISEMENT  
MUST BE FILLED OUT BY THE APPLICANT

RECEIVED  
6-10-20  
Costa

Application of FRANCES M. FALSEY whose

property is located at 71 COLUMBIA AVENUE, and further

identified as Tax Assessor's Plat 9, Lot 144 for a Variance/~~Special Use Permit~~

from Article 3, Section 82-301, USES AND DISTRICTS (TABLE 3-1)

to ALLOW AN OFF-SITE BUSINESS TO UTILIZE THE EXTERIOR FENCED IN PORTION OF THE PROPERTY

FOR A DOG PARK, WHICH USE IS NOT PROVIDED FOR IN TABLE 3-1 AND IS THEREBY PROHIBITED

UNDER SECTION 82-301.

Said property is located in a R8 zone and contains 13,068 ~~acres~~/square feet.

.....  
**HOW TO WRITE YOUR AD:**

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.

# Archer & Foppert, LLP

57 Narragansett Avenue, Jamestown, RI 02835  
Fax: 401.423.9700

Deborah A. Foppert, Esq.  
[Deb.Foppert@gmail.com](mailto:Deb.Foppert@gmail.com)  
Direct: (401) 423-2329

RECEIVED  
6-10-20  
Costa

June 9, 2020

Chris Costa, Zoning Officer  
Town of Jamestown  
93 Narragansett Avenue  
Jamestown, Rhode Island 02835

Re: 71 Columbia Avenue

Dear Chris,

Enclosed please find an Application for Variation under the Zoning Ordinance and the Sample Zoning Advertisement. I understand from Christine Brochu that your office is determining the abutters list at this point. Once you and Pat know the amount of the full filing fee, please let me know and I will have the applicant drop off a check. Likewise, I know your schedule is in flux, but please let me know once the meeting is scheduled.

Thanks,



Deb

7-14-20

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW  
NOTICE OF PUBLIC HEARING  
Tuesday, July 28, 2020  
7:00 PM

PURSUANT TO EXECUTIVE ORDER'S NO. 20-05 & NO. 20-25 EXECUTED BY GOVERNOR GINA RAIMONDO ON MARCH 16, 2020 & APRIL 15, 2020. THIS MEETING WILL BE TELECONFERENCED VIA ZOOM AND VIA TELEPHONE:

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On the following matter:

Application of Frances M. Falsey whose property is located at 71 Columbia Ave. and further identified as Assessor's Plat 9, Lot 144 for a variance from Article 3, Section 82-301, Uses & Districts (Table 3-1) to allow an off-site business to utilize the exterior fenced in portion of the property for a Dog Park, which use is not provided for in Table 3-1 and is thereby prohibited under Section 82-301. Said property is located in a R8 zone and contains 13,068 square feet.

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Please find website link for Meeting Material, Notice of Applications, Exhibits, and Correspondence: <http://www.jamestownri.gov/home/showdocument?id=57559>

This meeting location is accessible to the physically challenged. Hearing or speech impaired individuals requiring the services of an interpreter should call 1-800-745-5555 not less than 3 business days prior to the meeting.

*Georgia Dennen owner of 2 propertys  
73 CLarke St.*

BY ORDER OF THE  
ZONING BOARD OF REVIEW

*82 Columbia Ave and  
73 Clarke Street here*

*I do object to this as a property owner of 82 Columbia Ave and there is enough dog walkers & dog barking in these areas of my homes. people dont pick up after there dog waste. This is a residential area for us. Children playing and walking riding bikes. We dont need a dog park in this area  
McQuades parking lot + store*

RICHARD BOREN, CHAIRMAN  
CHRIS COSTA, ZONING OFFICER

CORRESPONDENCE  
**received**

7-14-20

59 Clarke St.  
Jamestown  
RI 02835

For the Zoning Board -

As a ~~local~~ resident I can  
confirm that the Dog Park  
has never been noisy or a  
problem in any way to the  
residents of this part of  
Jamestown. The dogs are  
not noisy and there are  
not too many of them as  
ever, one time.

I suggest the need owners  
wait a while and see how it  
goes -

Anne Templeton-Cotter

## Chris Costa

---

**From:** Pat Westall  
**Sent:** Friday, July 17, 2020 8:21 AM  
**To:** Chris Costa  
**Subject:** FW: Fran Falsey and alleged "dog park"

Also correspondence for z mtg.

**CORRESPONDENCE**

---

**From:** Deborah Slattery <dslattery1958@gmail.com>  
**Sent:** Wednesday, July 15, 2020 2:58 PM  
**To:** Pat Westall <pwestall@jamestownri.net>  
**Subject:** Fran Falsey and alleged "dog park"

Attention: Zoning Board

I am sending this email in support of Fran Falsey being able to use her property as a safe area for a few dogs to play, for a few hours 4 or 5 days a week.

Ms. Falsey is absolutely NOT running a business nor does she receive any monetary gain.

This property has not and never will be used as a public dog park.

Ms. Falsey is a kind and generous person who loves animals and merely wants a safe place for a few dogs to get some exercise.

I am truly sorry it has progressed to this point. It is unfortunate that a developer who will not be living in this house has decided to make it into a circus.

Just to be clear, if this developer gets his way, it will be just another little piece of Jamestown chipped away, all because ANOTHER person with a lot of money is being unreasonable and wants his own way.

Deborah Slattery  
64 Southwest Ave



7/15/2020

To:

Jamestown Zoning Board

Jamestown RI.

Subject:

Notice of Public hearing July 28, 2020, / application of Frances M. Falsey.

My Name is Norman F. Messinger Jr, 77 Cole St. I am an abutter to Fran Falsey's property.

I have resided at this address for 43 years. I maintained the Water tower Property for almost 25 yrs. So that the neighbors in the area could have a place for their kids to play, and so that neighbors had a place to take their dogs to play. Due to a complaint from one of the new neighbors, it was decided after nearly one hundred years of access threw the water tower property, I would no longer have access, and there would be a fence installed.

However due to the fact that I had graciously at my own expense and time cut the grass, policed the area, chased away vandals,( admittedly by the Jamestown public works, and water department). I was granted an easement of 10 feet, indicated by the position of the new fence being ten feet from the North boundary line. I have never been able to use such easement because starting the day after the meeting, the complaining neighbor began to throw all of her yard waste over the fence, blocking any passage through such easement.

My point is this, the same scenario is being played out with the Falsey claim. For many, many, years, Fran Falsey has allowed her unusable piece of property to be used as a place for neighbor's dogs to have a safe fenced in place to play. There was never a problem. I would, and still do cut the grass pro bono, because my dogs also used the lot on occasion. The neighbors to the south allowed the use of their water so that the dogs could have drinking water during the hot weather. Fran graciously allowed a local business the use of her property so that she would not have to take the dogs in her care to an unsecured area to play.

There was more than a little support for this, most of the neighbors pitched In to help. Helping with the dogs, spreading mulch, keeping the property clean, and locked when not in use. This was a neighborhood project, enjoyed by everyone.

Then it happened. Someone didn't like it. Phone calls, letters, threats, and closure. Because someone wanted to build a motel on a postage stamp, and didn't like the fact that there were dogs in a fenced in yard, totally supervised for approximately two hours, a couple of days a week.

When the neighbors heard they were not happy, but it was decided that the best thing to do was to go to the town to find out how to resolve the problem. It became extremely obvious how the neighbors felt about the intrusion into their pursuit of happiness. The matter was tabled at the town council meeting, because no one had the correct answers as to the charges, and there was fear that the meeting would get out of hand,

So here we are now going from asking if it was a violation of any ordinances, to applying for a dog park license, which was never the intent. The intent was for a concerned, caring neighbor, to allow a local business owner and neighbors, a safe place for dogs to exercise.

This is another example of bully tactics, one person complains, and a whole neighborhood has to suffer.

There is no business being run from the Columbia Ave address. There have never been more than five dogs at a time in the yard, it has always been clean, quiet, and supported by all parties involved.

I would like to go on record as being **in full support** of whatever has to be done for Frances Falsey to be able to use her property as she feels fit

Thank You

Norman ., Messinger Jr.

77 Cole ST.

Jamestown, RI. 02835

## Chris Costa

---

**From:** Pat Westall  
**Sent:** Friday, July 17, 2020 11:15 AM  
**To:** Chris Costa  
**Subject:** FW: Support to Fran Falsey

-----Original Message-----

From: Karen Stanford <kestanf@gmail.com>  
Sent: Friday, July 17, 2020 11:00 AM  
To: Pat Westall <pwestall@jamestownri.net>  
Subject: Support to Fran Falsey

Good morning Mr. Westall,

I'm writing to you regarding the upcoming 28 July zoning board meeting. Fran is a great citizen of Jamestown and only allows family and friends use of her lot for their dogs to play in a safe environment. It's not for the general public and I strongly support her request to continue to use her lot as she has been for the last 12+ years.

Thank you and please feel free to contact me if you should have any questions.

Karen Stanford  
108 Bow St  
Jamestown RI  
401-423-8995  
kestanf@gmail.com

**Pat Westall**

---

**From:** Cornelia Mueller <corneliamuel@gmail.com>  
**Sent:** Saturday, July 18, 2020 5:14 PM  
**To:** Pat Westall  
**Subject:** Variance for Fran Falsey

I support Fran Falsey. Please grant her a variance. I live right across the street from her lot that faces Cole Street. Thank you.

--  
Cornelia Mueller  
73 Cole Street  
Jamestown, RI 02835

H 401-423-2012  
C 401-330-6355  
W 401-841-7629  
[corneliamuel@gmail.com](mailto:corneliamuel@gmail.com)

**Pat Westall**

---

**From:** Jennifer Moorehead <jennie10273@cox.net>  
**Sent:** Saturday, July 18, 2020 9:06 AM  
**To:** Pat Westall  
**Subject:** Fran Falsey

To whom it may concern,

We are in favor of allowing the private property of Fran Falsey to be used to safe allow dogs to run freely for whatever period of time is set in the agreement. We have never been bothered by this over the years in any way.

Sincerely,

Jennifer Ayvasian-Moorehead

Sent from my iPad

**Pat Westall**

---

**From:** Roger Birn <birn.roger@gmail.com>  
**Sent:** Friday, July 17, 2020 3:17 PM  
**To:** Pat Westall  
**Subject:** Fran Falsey zoning review request

I am expressing my support for Ms Falsey's request for zoning variance for her Cole St lot for private use as a dog play space.

Thank you.  
Roger Birn  
38 Rosemary Lane  
401-864-7201

Sent from my iPad

CORRESPONDENCE

7-23-20

**MORNEAU & MURPHY**  
ATTORNEYS AT LAW

JOHN AUSTIN MURPHY *of counsel*  
JOHN B. MURPHY

EMILY J. MURPHY PRIOR\*  
CHRISTIAN S. INFANTOLINO\*\*

NEALE D. MURPHY  
1904-2003

RICHARD N. MORNEAU  
1949-2018

77 NARRAGANSETT AVENUE  
JAMESTOWN, RI 02835-1149  
(401) 423-0400 TELEPHONE  
(401) 423-7059 FACSIMILE

38 NORTH COURT STREET  
PROVIDENCE, RI 02903-1217  
(401) 453-0500 TELEPHONE  
(401) 453-0505 FACSIMILE

\*ALSO ADMITTED IN CONNECTICUT  
\*\*ALSO ADMITTED IN MASSACHUSETTS

Town of Jamestown  
Zoning Board of Review  
93 Narragansett Ave.  
Jamestown, RI 02835

July 23, 2020

RE: Application of Frances M. Falsey, 71 Columbia Avenue

Dear Zoning Board of Review,

Enclosed please find a copy of exhibits for the above-mentioned application. I respectfully request that these items be officially admitted as exhibits for this matter.

Thank you for your time and attention to this matter.

Best,



Christian S. Infantolino

Enclosures

# 71 COLUMBIA AVENUE

**Location** 71 COLUMBIA AVENUE

**Plat (blank) Lot** 9 / 144 / 1

**Owner** FALSEY, FRANCES M

**Assessment** \$441,900

**Appraisal** \$441,900

**PID** 2156

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$108,800	\$333,100	\$441,900
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$108,800	\$333,100	\$441,900

## Owner of Record

**Owner** FALSEY, FRANCES M

**Sale Price** \$300,000

**Co-Owner**

**Certificate**

**Address** 71 COLUMBIA AVE  
JAMESTOWN, RI 02835

**Book & Page** 487 / 334

**Sale Date** 06/12/2003

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
FALSEY, FRANCES M	\$300,000		487 / 334	06/12/2003
WARREN, MARION L.	\$0		479 / 157	06/09/2003
HOFFMAN, CHARLENE	\$0		431 / 78	07/30/2002
WARREN, MARION L	\$0		/	02/14/2002
WARREN, DOROTHY S	\$0		183 / 78	02/25/1992

## Building Information

### Building 1 : Section 1

**Year Built:** 1930

**Living Area:** 784



**Building Percent Good:** 80  
**Replacement Cost**  
**Less Depreciation:** \$107,000

**Building Photo**



(<http://images.vgsi.com/photos/JamestownRIPhotos/A0010052/39.jpg>)

Building Attributes	
Field	Description
Style	Bungalow
Model	Residential
Grade:	Below Average
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Fir 1	Average
Interior Fir 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	4
Gas Fireplaces	
FPL Openings	
Basement Garage	

**Building Layout**



([http://images.vgsi.com/photos/JamestownRIPhotos/Sketches/2156\\_2156](http://images.vgsi.com/photos/JamestownRIPhotos/Sketches/2156_2156))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	784	784
FEP	Porch, Enclosed, Finished	90	0
FOP	Porch, Open, Finished	108	0
UBM	Basement, Unfinished	672	0
		1,654	784

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Land Line Valuation**

**Use Code** 1010  
**Description** Single Fam MDL-01  
**Zone** R8  
**Alt Land Appr** No  
**Category**

**Size (Sqr Feet)** 13068  
**Depth**  
**Assessed Value** \$333,100  
**Appraised Value** \$333,100

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
CAB1	CABIN-MINIMAL			144 S.F.	\$1,800	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$100,000	\$277,600	\$377,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$100,000	\$277,600	\$377,600











July 23, 2020

**CORRESPONDENCE**  
7-23-20

To Whom It May Concern:

As I will be unable to attend the zoning meeting regarding the application of Frances M. Falsey on Tuesday, July 28th, I would like to voice my opposition in writing.

When I bought my home, I understood that that area was zoned residential. It was a nice neighborhood within walking distance to town and that was what appealed to me. Only after I bought the home and started walking into town did I realize that the property applying for a variance was used as a dog park.

The zoning is made to protect those who buy in the residential area and should be protected for those home owners who purchase property in that area. I feel that the requested variance is incompatible with permitted uses in this zoning and will alter the zoning characteristics of the comprehensive zoning plan which has been adopted by the town.

The town zoning was created to protect the people who purchase property in a particular zoned are. I am requesting that you honor the zoning restrictions and deny the application for a variance.

Thank you

Sincerely,

Karen Estes  
83 Cole Street



## Chris Costa

---

**From:** Pat Westall  
**Sent:** Monday, July 27, 2020 8:05 AM  
**To:** Chris Costa  
**Subject:** FW: Zoning meeting july 28

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**From:** Barbara Lundy <barlund2@gmail.com>  
**Sent:** Friday, July 24, 2020 6:00 PM  
**To:** Pat Westall <pwestall@jamestownri.net>  
**Subject:** Zoning meeting july 28

Pat

I am writing concerning the meeting on July 28. As I now live at 86 Cole St, I received a letter concerning a hearing about the Fran Falsey property Plat 9, lot 144. The use of the lot as a 'dog park". I know this property has been used by Pages for many years to allow dogs on the property. I am completely in favor of letting Fran Falsey continue to use her property with Pages' Pets and/or any dogs she desires to have on her private property.

Please be sure that my opinion is taken into consideration on this matter. If anyone wishes to reach me, my cell is 401-935-6398. I will not be attending the virtual meeting, but want to be in support of allowing the use of the property.

Thank you,  
Barbara

--  
*Barbara Lundy*

CORRESPONDENCE

7/24/20

To whom this may concern,

I'm writing as a neighbor of Fran Folsay. I live a few houses down on Columbia Ave.

I know her to be a quiet and considerate neighbor.

She is an animal lover and should be allowed the variance for her lot. She should be able to have her friends dogs play in her lot for a reasonable time each day. I have no objection to this variance.

Sincerely  
Donna Chellis

**Pat Westall**

---

**From:** Pazera, Kathy G. <KATHY.G.PAZERA@saic.com>  
**Sent:** Monday, July 20, 2020 2:44 PM  
**To:** Pat Westall  
**Subject:** Zoning Board hearing

To whom it may concern,

I have lived in Jamestown for over 35 years, and I have lived on Columbia Ave. for 4 years. During my time on Columbia Ave., I have noticed a few dogs in my neighbor's back yard playing around noon each day. They run around, socialize, and bark a little - that is after all what dogs do. The area is fenced in and it is not open to the public. I like seeing the dogs playing, and I think it's very nice of my neighbor, Ms. Falsey, to allow this. I think it's a healthy activity and it is only for a short time in the middle of the day. It shouldn't offend or disturb anyone. I don't have any issues with this continuing indefinitely in the future.

Please let me know if you have any questions.

Respectfully,  
Kathy Pazera

57 Columbia Ave.  
Jamestown, RI

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This communication (including any attachments) may contain information that is proprietary, confidential or exempt from disclosure. If you are not the intended recipient, please note that further dissemination, distribution, use or copying of this communication is strictly prohibited. Anyone who received this message in error should notify the sender immediately by telephone or by return email and delete it from his or her computer.

## Chris Costa

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**From:** Pat Westall  
**Sent:** Friday, July 24, 2020 10:01 AM  
**To:** Chris Costa  
**Subject:** FW: Application of Frances M Falsey

**CORRESPONDENCE**

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**From:** glonebaker@aol.com <glonebaker@aol.com>  
**Sent:** Wednesday, July 22, 2020 3:44 PM  
**To:** Pat Westall <pwestall@jamestownri.net>  
**Subject:** Application of Frances M Falsey

Re: Application of Frances M Falsey

My husband and I have lived at 73 Columbia Ave, Jamestown for the past 22 years and are immediate neighbors to Fran Falsey. During the time she has been our neighbor we have never had any issue with anything that has happened on her property, especially in regard to the current application for a variance from Article 3, Section 82-301 to allow off-site business use of the rear of the property.

In all the time that Terri Page has used part of the property to run dogs as part of her business, in a private agreement with Fran, we have not had any reason to have issue with the arrangement. When I was working (20 years at the Jamestown Family Practice, retired in December 2018) I would invariably come home everyday for lunch which was when Terri was most likely to be using the site. I know she did at other times during the day, but rarely saw that until we retired. I had absolutely no problem with noise or any other issue one might expect. The dogs were happy, and on the very rare occasion when one would get overexcited, Terri would swiftly correct the situation in such a way that peace was happily restored with no more than a word or two. No smells, undue barking or anything else that one could possibly think of was a problem. Terri kept the property immaculately with thorough cleanings on a regular basis. If the variance were allowed with the previous status quo resumed, Steve and I would be very happy, as would our dog Nellie who was always very interested (no barking involved) in the goings on and would probably have been very happy to join in.

Please allow the variance to go forward.

Yours

Glone and Stephen Baker

## Chris Costa

---

**From:** Pat Westall  
**Sent:** Friday, July 24, 2020 10:01 AM  
**To:** Chris Costa  
**Subject:** FW: Application of Frances Falsey

**CORRESPONDENCE**

---

**From:** eileenjenetopulos@gmail.com <eileenjenetopulos@gmail.com>  
**Sent:** Wednesday, July 22, 2020 8:12 PM  
**To:** Pat Westall <pwestall@jamestownri.net>  
**Cc:** Fran Falsey <ffalsey@gmail.com>  
**Subject:** Application of Frances Falsey

I write to support the application of Fran Falsey; not because she is my sister, but because for MANY years she has welcomed her friends – most of whom have four legs and fur – to play in her yard without complaints of neighbors or town officials. Before moving here to Jamestown, I often visited from Connecticut with my own dog. Dogs playing in her lot, at her invitation, for a limited time hardly sounds like a dog park to me. It sounds like a safe place for dogs to frolic for an hour or so while their two legged owners are at work.

I don't think it would take an FOI request to learn that the only complainant is likely a developer who recently turned a lovely little home at the corner of Cole and High into a mega mansion. No doubt the developer was afraid that dogs playing next door would impact the price he could draw but it seems that wasn't the case. He got his million+ and so, no more reason to complain about a neighborhood he has never been a part of.

I do not believe that Fran's neighbors have had any complaints over the years and I hope that that influences the decision of the board.

Do Jamestown's taxpayers know what time and effort a zoning officer put into this one person's complaint? He spent his time (and town's money) lying in wait for Fran's dog-sitting friends to appear, took photos as evidence of a whatever crime or violation she has purportedly committed. Threatened to fine her if she continued a practice which was peacefully in place for more than ten years.

Seems silly to me that the same body of law which requires that she seek a variance would permit her to "keep" up to three of her own dogs on her property without having to petition the Town.

Anyone who knows Fran Falsey, knows that she is a dog lover, not a "dog park" operator. Her only profit from her actions is a warm fuzzy feeling that her four-legged friends are safe and happy.

Eileen Jenetopulos  
3 Sail Street  
Jamestown

Sent from [Mail](#) for Windows 10

## CORRESPONDENCE

July 23, 2020

To Whom It May Concern:

As I will be unable to attend the zoning meeting regarding the application of Frances M. Falsey on Tuesday, July 28th, I would like to voice my opposition in writing.

When I bought my home, I understood that that area was zoned residential. It was a nice neighborhood within walking distance to town and that was what appealed to me. Only after I bought the home and started walking into town did I realize that the property applying for a variance was used as a dog park.

The zoning is made to protect those who buy in the residential area and should be protected for those home owners who purchase property in that area. I feel that the requested variance is incompatible with permitted uses in this zoning and will alter the zoning characteristics of the comprehensive zoning plan which has been adopted by the town.

The town zoning was created to protect the people who purchase property in a particular zoned area. I am requesting that you honor the zoning restrictions and deny the application for a variance.

Thank you.

Sincerely,



Karen Estes  
83 Cole Street

7-14-20

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW  
NOTICE OF PUBLIC HEARING  
Tuesday, July 28, 2020  
7:00 PM

PURSUANT TO EXECUTIVE ORDER'S NO. 20-05 & NO. 20-25 EXECUTED BY GOVERNOR GINA RAIMONDO ON MARCH 16, 2020 & APRIL 15, 2020. THIS MEETING WILL BE TELECONFERENCED VIA ZOOM AND VIA TELEPHONE:

The public is invited to observe and participate in the deliberations of this meeting by accessing the meeting link set forth herein. For those without access to video observation platforms, you may also call in to listen and participate in the deliberations of this meeting by using the call-in phone number provided herein.

JOIN VIA PHONE: 1(301) -715- 8592 or 1(312) - 626- 6799 or 1(646) - 558- 8656  
WHEN PROMPTED, ENTER MEETING ID: 981 1634 7852  
PRESS # AGAIN TO JOIN THE MEETING  
To participate during Public Hearing or Public Input you will press \*9 to raise your hand.

JOIN VIA COMPUTER OR MOBILE APP: <https://zoom.us/j/98116347852>  
MEETING ID: 981 1634 7852  
To participate during Public Hearing or Public Input, please use the raise your hand icon in the Zoom.

On the following matter:

Application of Frances M. Falsey whose property is located at 71 Columbia Ave. and further identified as Assessor's Plat 9, Lot 144 for a variance from Article 3, Section 82-301, Uses & Districts (Table 3-1) to allow an off-site business to utilize the exterior fenced in portion of the property for a Dog Park, which use is not provided for in Table 3-1 and is thereby prohibited under Section 82-301. Said property is located in a R8 zone and contains 13,068 square feet.

PLEASE NOTE: All Correspondence or Exhibits you wish the Board to consider on any of the above matters must be received by the Zoning Board Clerk Office no later than Thursday, July 23, 2020. You may submit those documents the following ways: Email to [pwestall@jamestownri.net](mailto:pwestall@jamestownri.net) or via drop box located on the West Street side entrance of Town Hall, or by regular mail 93 Narragansett Avenue, Jamestown, RI 02835.

Please find website link for Meeting Material, Notice of Applications, Exhibits, and Correspondence: <http://www.jamestownri.gov/home/showdocument?id=57559>

This meeting location is accessible to the physically challenged. Hearing or speech impaired individuals requiring the services of an interpreter should call 1-800-745-5555 not less than 3 business days prior to the meeting.

Georgia Dennen owner of 2 propertys  
73 CLarke St.

BY ORDER OF THE  
ZONING BOARD OF REVIEW

I do object to this as a property owner of 82 Columbia Ave and there is enough dog walkers & dog parking in these area's of my homes. people dont pick up after there dog waste. This is a residential area for us. Children playing and walking riding bikes. We dont need a dog park in this area  
73 Clarke Street here  
McQuades parking lot + store

**Pat Westall**

---

**From:** jane <jitz45@aol.com>  
**Sent:** Monday, July 27, 2020 6:30 PM  
**To:** Pat Westall  
**Subject:** Fwd: Re; Frances Falseys application to Zoning board

---

From: jane <jitz45@aol.com>  
Date: Wednesday, July 22, 2020  
Subject: Re; Frances Falseys application to Zoning board  
To: patwestall <patwestall@jamestownmri.net>

To whom it may concern ,

I am writing in support of the variance request submitted to the Zoning Board by Frances Falsey.

Her request is to continue as she has been doing for more than the last 12 years.

Which is, to allow a few dogs on her property during the day where they have a safe place to be.

It is an area that is fenced in and not open to the public.

I have lived in Jamestown on Howland Avenue for my entire life.( 64 yrs)

I have always had dogs of my own ,

and my dogs have been up to play in Fran's yard..

To my knowledgeq neighbors have not had an issue with the dogs being there.

In fact, several have been positive in support of this request as well.

Please know that I do not have any issues with this requested variance, and I support it wholeheartedly.

Respectfully ,

Jane Wilcox Conlon

45 Howland Avenue  
Jamestown R.I. 02835



TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date JUNE 17, 2020

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant DAVID & GAIL SIDRES Address 86 FRIGATE ST

Owner SAME Address \_\_\_\_\_

Lessee \_\_\_\_\_ Address \_\_\_\_\_

1. Location of premises: No. 86 FRIGATE ST Street

2. Assessor's Plat 16 Lot 85

3. Dimensions of lot: frontage 120 ft. depth 60 ft. Area 7200 sq. ft.

4. Zoning Districts in which premises are located: Use R 40 Area 20,000 Height 35  
R 20 ZONING APPLIES

5. How long have you owned above premises? SINCE JANUARY 2020

6. Is there a building on the premises at present? YES  
24 x 32 = 768 SQ FT & 19 SQ FT

7. Size of existing building 787 SQ FT  
HABITABLE STRUCTURE 344 SQ FT  
Size of proposed building or alteration FRONT COVERED PORCH 22 SQ FT  
TOTAL OF EXISTING AND ADDITION 1153 SQ FT.

8. Distance of proposed bldg. or alteration from lot lines:

EXISTING HOUSE front 16 rear 9 left side 63 right side 29  
PROPOSED ADDITION 20 12 87 15

9. Present use of premises: SINGLE FAMILY HOME

10. Proposed use of premises: SAME

Location of septic tank & well on lot YES SEE PRINCIPLE  
SOIL PLAN.

11. Give extent of proposed alterations RENOVATION & ADDITION THAT ENLARGES BEDROOM & BATH, CREATES A DINING AREA, MUDROOM & COVERED ENTRY PORCH. HOUSE WILL BECOME MORE EASILY ACCESSIBLE AND WILL PROVIDE MORE ACCESSIBLE STORAGE & LIVING AREA

12. Number of families for which building is to be arranged: ONE

13. Have you submitted plans for above to Inspector of Buildings? YES

Has the Inspector of Buildings refused a permit? YES

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

Article 6, section 601 of the Jamestown Zoning Ordinance empowers the Jamestown Zoning Board of Review to grant a special use permit as per the requirements of Article 3, Section 314 High Groundwater table and impervious layer district. Article 6, Section 606 Empowers the Zoning board to grant a variance from Article 3, Table 3.2 District Dimensional Regulations that requires a residential primary structure to be located 30 feet from the front lot line. With the existing house only 16 feet from the front lot line, the proposed addition is located 20 feet from the front lot line instead of the required 30.

15. State the grounds for exception or variation in this case:

SEE ATTACHED

Respectfully Submitted,

Signature JE Stokes

Address 86 Frigate St  
Jamestown, RI

Telephone No. 401 ~~888~~ 323-6620

**NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.**

15 State grounds for exception or variation in this case:

We propose to construct an addition to 86 Frigate Street that will enable us to more appropriately and fully enjoy our property. We have lived in this house for six years as tenants and finally bought it in January of this year. The existing house footprint is 787 square feet. While there is some living space on the lower, basement floor, David Stokes has cerebral palsy and getting up and down a steep set of stairs is perilous. And so almost all our activities occur on a first floor that is woefully small.

We propose to reconfigure and add to the existing structure so that the bedroom and bathroom are larger and more functional. There will be a small study on the first floor, a necessity for the professor and librarian that we, respectively, are. There will be more storage that is also more easily accessible. The kitchen will actually be smaller, but in reorganizing and adding to the space, we were able to create a dining area as well as a mud room with a closet, neither of which exist in the current house. There will also be a small covered entry porch, which also does not exist in the current structure. These changes will make the house much easier for us to live in especially as we age.

Though we are proposing an addition to the building footprint, we will reduce the impervious coverage on this lot from 1908 square feet to 1315.8 square feet. This eliminates more than 30% of the current impervious coverage, *after* the construction of the addition, a remarkable improvement for this typical Jamestown Shores lot. Even with such a reduction, it still exceeds the limit of impervious lot coverage for a lot in sub district A of the Groundwater district. Hence our application for a Special Use Permit as per the requirements of Section 314 of the Zoning Ordinance. Town Environmental Engineer, Jean Lambert, recommended to the Planning Commission to approve our application for a Special Use Permit, and at its meeting on June 17, 2020, the Planning Commission voted to recommend that the Zoning Board of Review should grant us a Special Use Permit.

The existing house was built in 1970 and was located only 16 feet from the front lot line at Frigate Street instead of the required 30 feet. For this reason, we also need a dimensional variance from the Zoning Board, as per Section 3 table 302 of the Zoning Ordinance, in addition to the Special Use Permit described above. Our addition will be 20 feet from the Frigate Street lot line, or four feet further back from the front lot line than the existing house. We made the addition as small as possible to ensure that it was as far from the front lot line as possible. It is a modest addition to a modest house. But it will improve our lives immeasurably.

We believe the elimination of over 600 feet of impervious surface is a great improvement for the neighborhood. By removing the lower asphalt driveway, we are also removing a significant catchment area for downhill runoff from the steep Frigate St. incline, which was difficult for pedestrians to traverse. The total footprint of the proposed house and addition is 1131 square feet plus a small 22 square foot entry porch. It will not be a big house. We believe the addition, with its front stoop, will enhance the cottage like character of our home, a quality that used to prevail in the Jamestown Shores. We believe our request, for a Special Use Permit and a variance from District Dimensional Regulations, indeed represents "the least relief necessary" that will allow us to enjoy our home as we grow older.

SAMPLE ZONING ADVERTISEMENT  
MUST BE FILLED OUT BY THE APPLICANT

Application of GAIL & DAVID STOKES whose

property is located at 86 FRIGATE STREET, and further

identified as Tax Assessor's Plat 16, Lot 85 for a Variance / Special Use Permit

VARIANCE: FROM ARTICLE 3 TABLE 3.2 DISTRICT DIMENSIONAL REGULATIONS

from Article 3, Section 314; HIGH GROUND WATER TABLE AND IMPERVIOUS LAYER DISTRICT

SPECIAL USE PERMIT:

CONSTRUCT AN ADDITION TO AN EXISTING HOUSE. THE ADDITION TO WILL BE 20 FEET FROM THE FRONT LOT LINE WHERE 30 FEET IS REQUIRED. THE LOT IS WITHIN THE HIGH GROUND WATER DISTRICT SUB DISTRICT A AND SO REQUIRES A SPECIAL USE PERMIT.

TO EXCEED ALLOWABLE IMPERVIOUS SURFACE. EXISTING IMPERVIOUS SURFACE WILL BE REDUCED FROM 26.5% OF THE LOT TO 18.3% IN THE RENOVATION.

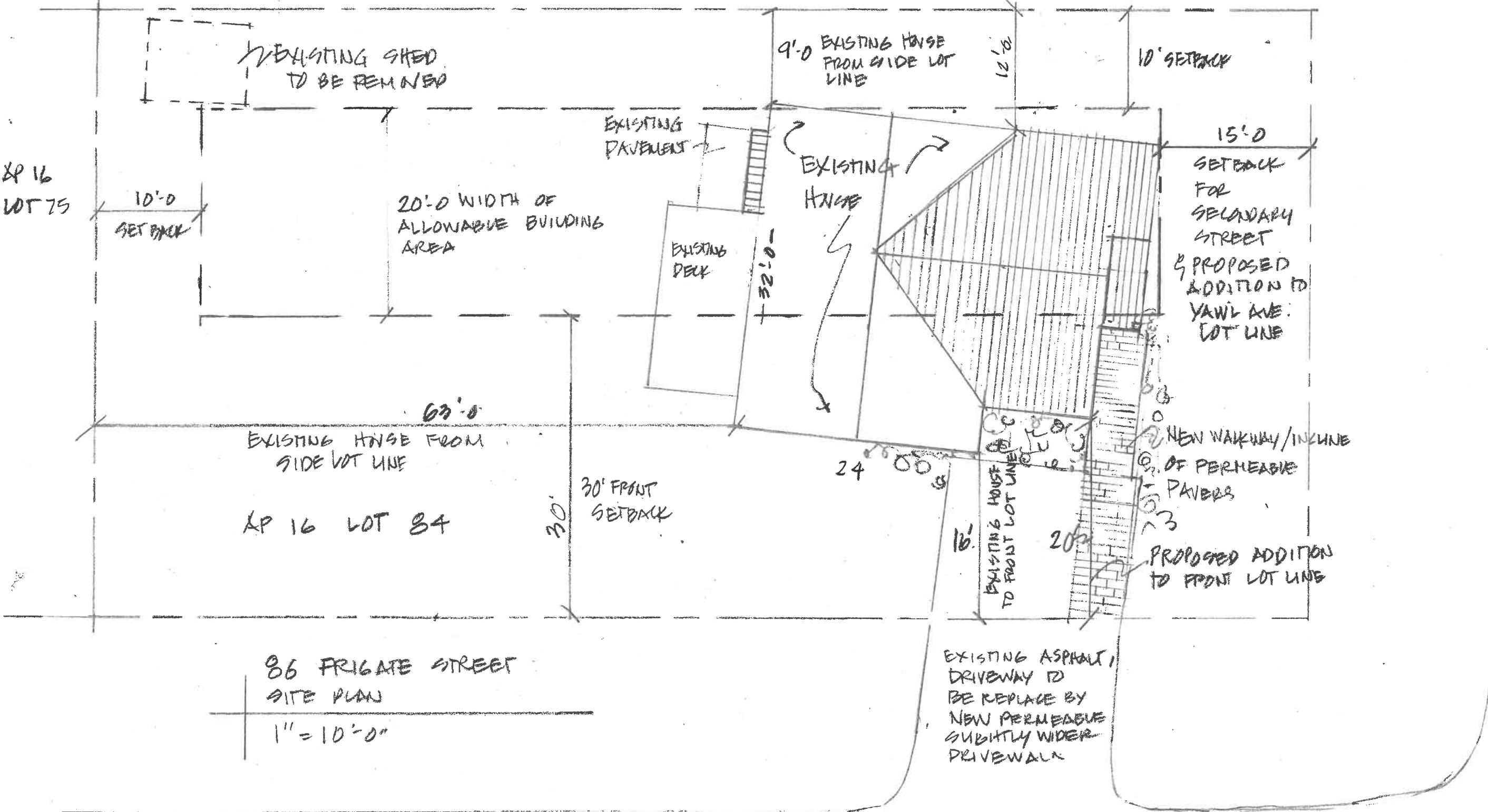
Said property is located in a R40 zone and contains 7200 acres/square feet.

.....  
**HOW TO WRITE YOUR AD:**

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.

NOTE THIS SITE PLAN IS TAKEN FROM A SITE PLAN (ALSO INCLUDED IN THIS PACKET) BY PRINCIPLE ENGINEERING AND A SURVEY BY JOHN BARKER, R.L.S.

AP 16 LOT

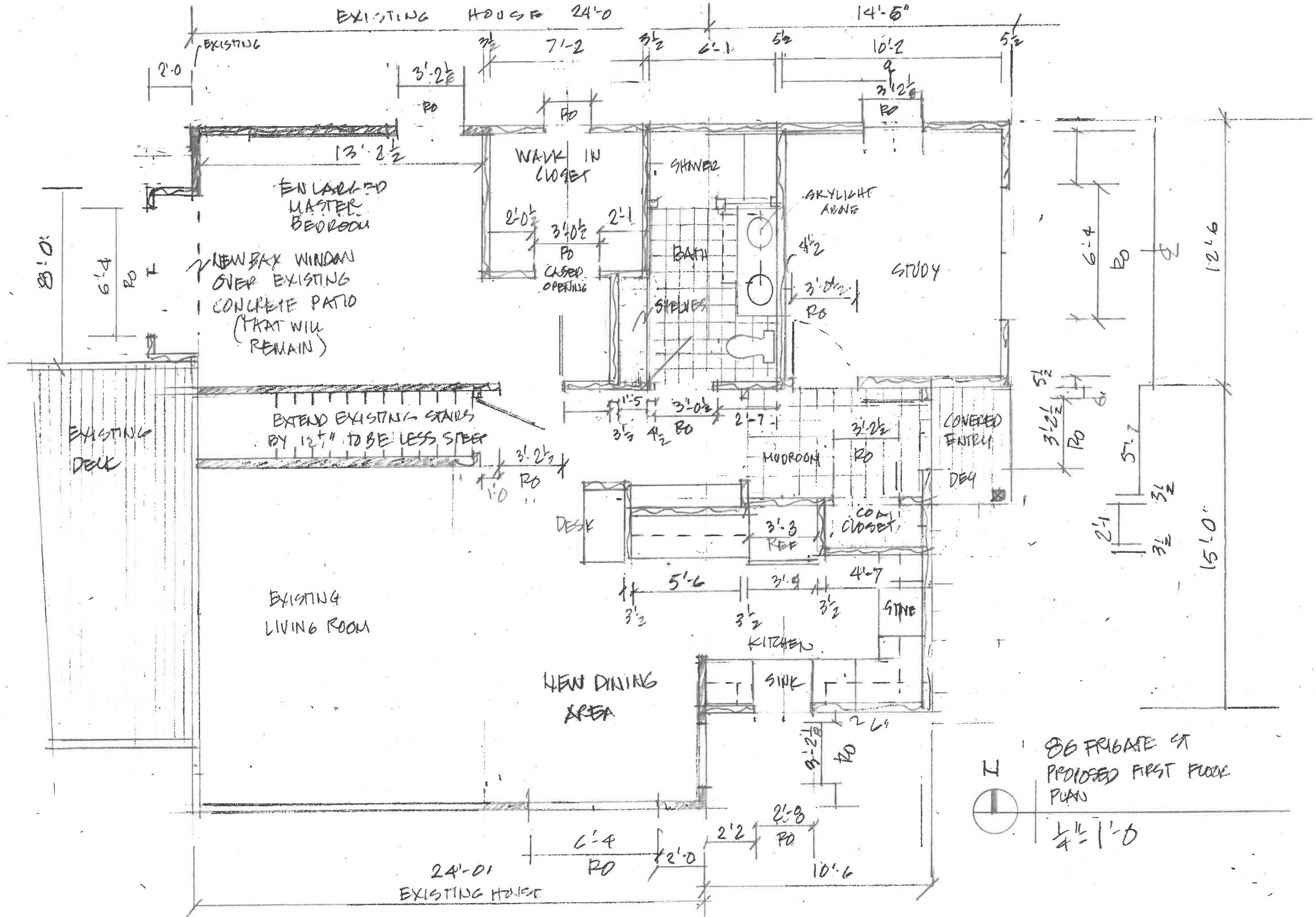


86 FRIGATE STREET  
 SITE PLAN  
 1" = 10'-0"

F R I G A T E S T R E E T

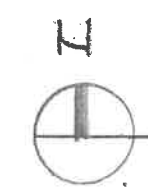
Y A W L A V E N E U N E

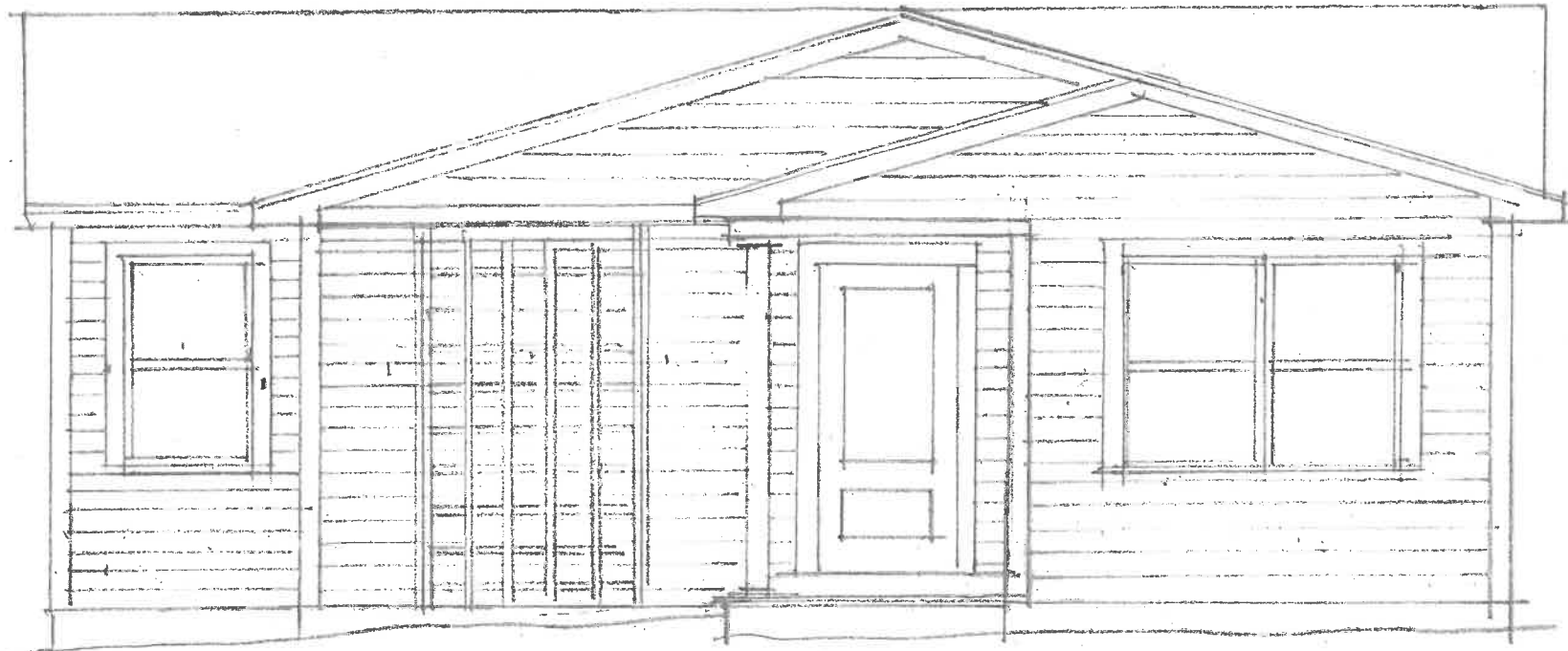
S.P. 1	PROPOSED ADDITION & RENOVATION OF 86 FRIGATE ST AP 16 LOT 85	FOR DAVID & GAIL STOKES	SITE PLAN 1" = 10'-0"	JUNE 12, 2020
--------	--	-------------------------	--------------------------	---------------



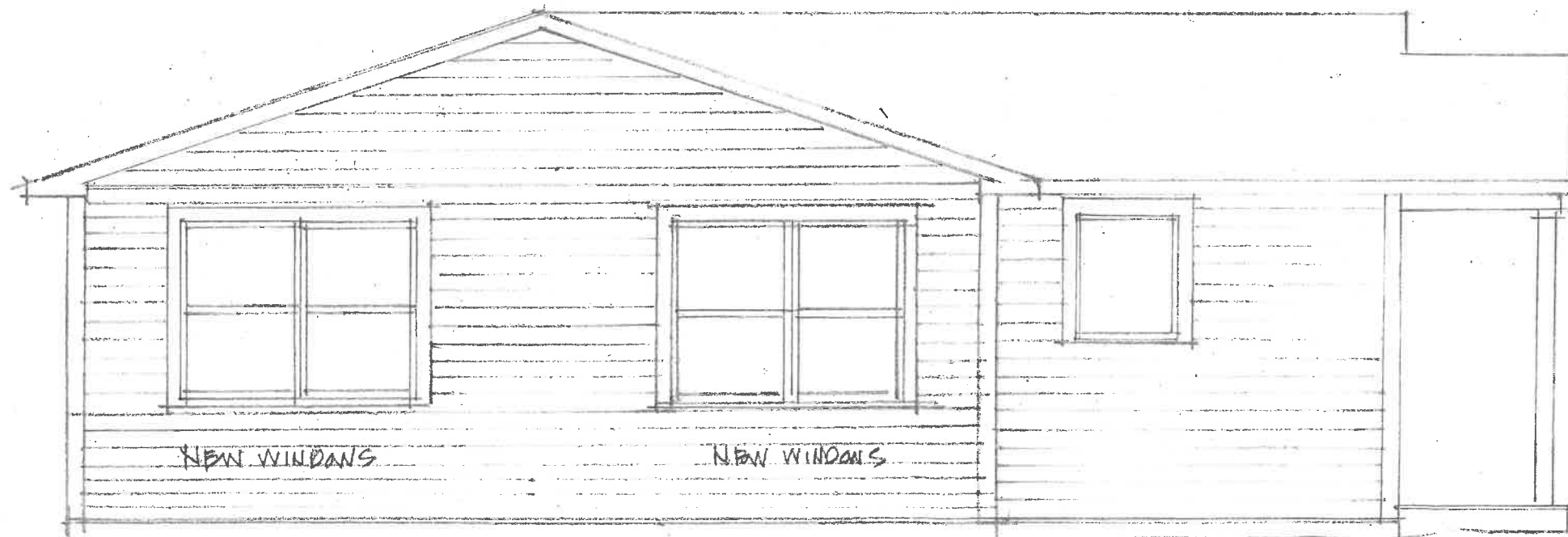
PROPOSED ADDITION & RENOVATION TO 80 FRIGATE CT  
 FOR GAIL & DAVID SIDGES FIRST FLOOR PLAN  
 JUNE 12, 2000  
 AP 16 LOT 25

80 FRIGATE CT  
 PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"





ABOVE  
YAWL AVENUE ELEVATION  
 $\frac{1}{4}'' = 1'-0''$



EXISTING HOUSE

ADDITION

FRIGATE STREET ELEVATION  
 $\frac{1}{4}'' = 1'-0''$

JUNE 12, 2020

YAWL ST ELEVATION  
FRIGATE ST ELEVATION

FOR STALL & DAVID  
STUBBS

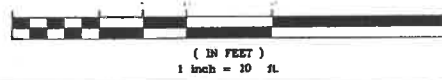
PROPOSED ADDITION AND  
RENOVATION TO  
86 FRIGATE STREET

A2

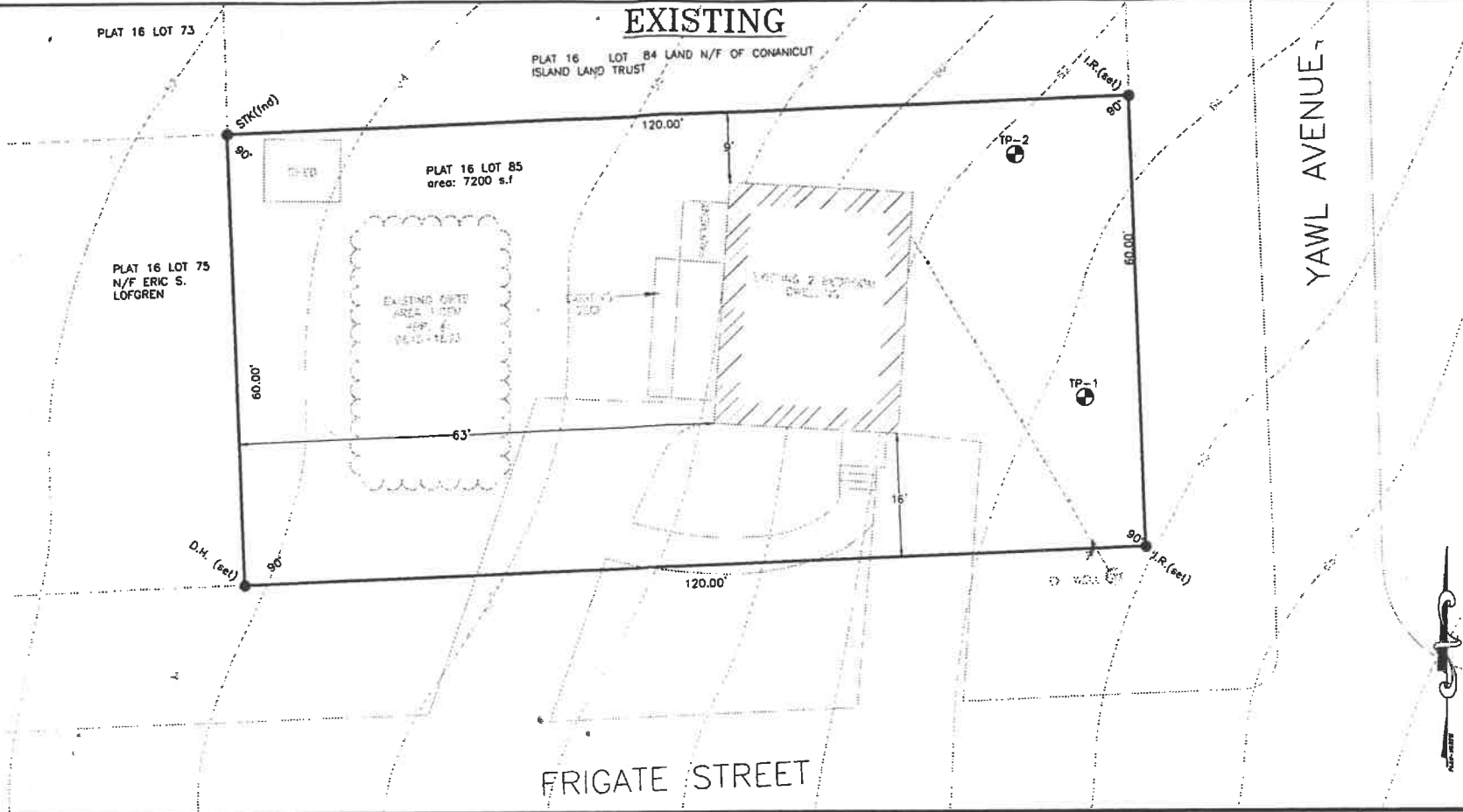
**LEGEND & ABBREVIATIONS**

INF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC	- ACRES	---	- FENCE
±	- PLUS OR MINUS	---	- SEWER LINE
STY	- STORY	---	- DRINK LINE
WF	- WOOD FRAMED	---	- WATER LINE
SHP	- STATE HIGHWAY PLAT	---	- GAS LINE
RET.	- RETAINING WALL	---	- ELECTRIC LINE
FED.	- PEDESTRIAN	---	- SANITARY SEWER MANHOLE
(FND.)	- FOUND	---	- CATCH BASIN
RHS	- R/H HIGHWAY BOUND	---	- STORM DRAIN MANHOLE
M/NAL	- MASONRY NAIL	---	- WATER GATE
FE	- FLARED END	---	- GAS VALVE
RCP	- REINFORCED CONCRETE PIPE	---	- ELECTRIC MANHOLE
CLP	- CHAIN LINK FENCE	---	- GRANITE BOUND
INV.	- INVERT	---	- DRILL HOLE
±	- EXISTING SPOT GRADE	---	- IRON PIPE
---	- EXISTING STONE WALL	---	- PROPOSED LOT LINE
---	- PROPOSED EASEMENT	---	- PROPOSED WATER LINE
---	- PROPOSED SEWER LINE	---	- PROPOSED GAS LINE
---	- PROPOSED EDGE OF PAVEMENT	---	- PROPOSED DOWNSPOUTS

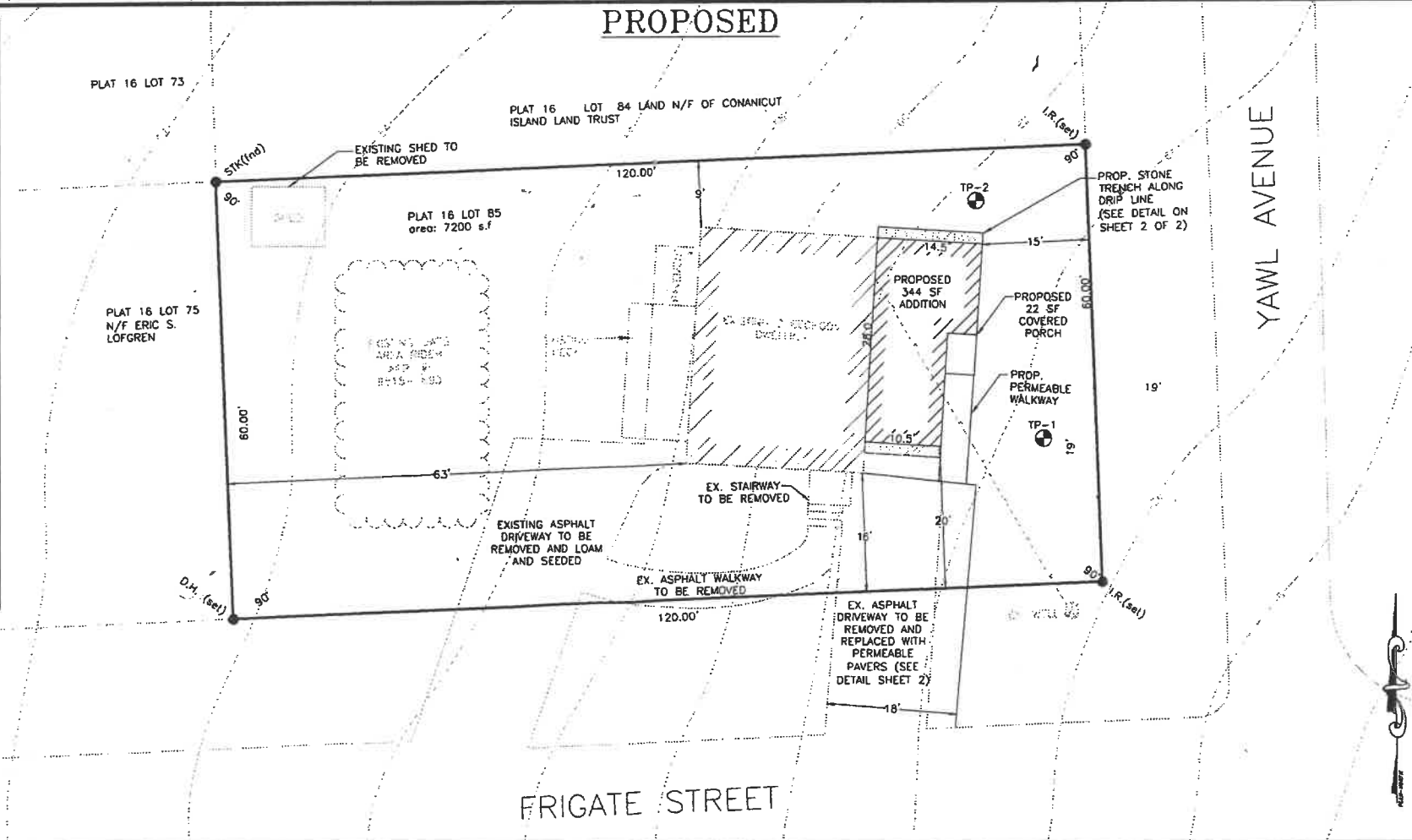
SITE PLAN GRAPHIC SCALE



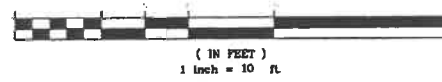
**EXISTING**



**PROPOSED**



SITE PLAN GRAPHIC SCALE



**SITE LOCUS**  
NOT TO SCALE

R-40 ZONING*	EXISTING DIMENSIONS	PROPOSED DIMENSIONS
MAX LOT AREA = 20,000 S.F.	LOT AREA = 7,200 S.F.	LOT AREA = 7,200 S.F.
FRONT YARD = 30 FT.	FRONT YARD = 16 FT.	FRONT YARD = 16 FT. / 15 FT.
REAR YARD = 30 FT.	REAR YARD = 9 FT.	REAR YARD = 9 FT.
SIDE YARD = 10 FT.	SIDE YARD = 28 FT. / 63 FT.	SIDE YARD = 63 FT.
LOT COVERAGE = 10%	LOT COVERAGE = 26.5%	LOT COVERAGE = 18.5%

1. LOT AREA LESS THAN 20,000 SF, THEREFORE R-20 ZONING MAY BE USED
2. LOT FALLS WITHIN HIGH GROUNDWATER TABLE & IMPERVIOUS OVERLAY DISTRICT THEREFORE THE MAX LOT COVERAGE IS 10% - SUB DISTRICT A SEE SOIL LOG.
3. THE SUBJECT LOT IS A CORNER LOT THEREFORE THE SETBACK OFF OF YAWL AVE. IS CONSIDERED A SECONDARY FRONT YARD SETBACK (15')

**SOILS:**

- TP-1: HTM AT 84"
- TP-2: HTM AT 84"

**LOT COVERAGE:**

EXISTING HOUSE FOOTPRINT= 787 S.F.  
 PROPOSED HOUSE ADDITION FOOTPRINT= 344 S.F.  
 PROPOSED COVERED PORCH= 22 S.F.  
 EXISTING DRIVEWAY= 656.5 S.F. (TO BE REMOVED)  
 EXISTING PAVED AREA= 162.8 S.F.  
 EXISTING SHED= 82.6 S.F. (TO BE REMOVED)  
 EXISTING WALKWAY= 219.3 S.F. (TO BE REMOVED)

TOTAL EXISTING COVERAGE= 1,908 S.F. / 7,200 S.F. = 0.265 x 100% = 26.5%  
 26.5% > 10% ALLOWABLE

EXISTING STRUCTURAL LOT COVERAGE= 869.6 S.F. / 7,200 S.F. x 100% = 12.08%

PROPOSED LOT COVERAGE= 1,315.8 S.F. / 7,200 S.F. = 0.1828 x 100% = 18.3%

PROPOSED STRUCTURAL LOT COVERAGE= 1,153 S.F. / 7,200 S.F. = 0.160 x 100% = 16.0%

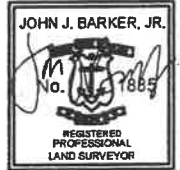
CHANGE IN LOT COVERAGE= 18.3% - 26.5% = -8.2%

**PLAN REFERENCE:**

REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:

PLAN ENTITLED: "SURVEY PLAN FOR GAIL & DAVID STOKES PLAT 16 LOT 85 JAMESTOWN, RI"  
 BY: JOHN J. BARKER, PLS

ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER



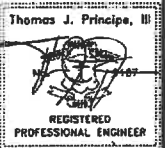
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
 Department of Environmental Management  
 Office of Water Resources

Site Evaluation Form  
 Part A - Soil Profile Description Application Number \_\_\_\_\_

Property Owner: Island Land Trust  
 Property Location: Plat 16, Lot 85, Jamestown, RI  
 Date of Test Hole: 3/19/20  
 Soil Evaluator: Thomas J. Principe, III License No. 00000000

HTM 1 & 2	Depth	Soil	Moisture	Color	Texture	Structure	Consistence	Root	Category
HTM	84"-0"								
Cr	0"								

Soil Class: HTM  
 Depth to Groundwater Surface: 84"  
 Estimated Seasonal High Water Table: 84"  
 Comments: None



**PRINCIPLE COMPANY, INC.**  
 ENGINEERING DIVISION  
 PO BOX 398  
 TIVERTON, RI 02878  
 401.818.5385  
 PRINCIPENGINEERING@GMAIL.COM

**REVISIONS**

No.	DATE	BY	CHKD
1	5/8/2020	JT	TJP
2	5/14/2020	JT	TJP
3	6/19/2020	JT	TJP

**SITE PLAN**  
 for  
**AP 16 LOT 85**  
**86 FRIGATE STREET**  
 in  
**JAMESTOWN, RHODE ISLAND**

SCALE: AS NOTED SHEET NO: 1 OF 2  
 DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
 DATE: 3/19/20 PROJECT NO: ERSC-2020-3





# Town of Jamestown, Rhode Island

## Web GIS Maps and Online Property Information

by MainStreetGIS, LLC [Town Website](#)

[User Guide](#) [Feedback](#) [Disclaimer](#)

v1.14 - New Features

Base Map:

**GIS Map**

Street View

Tax Maps

Other Maps

Download

GIS Links

1 : 1693

Layers

Property

Selection

Clear

Save

Mail

Layers

Selected: 24

- 15-20 26 SPANKER STREET
- 15-22 20 SPANKER STREET
- 16-102 11 GONDOLA AVENUE
- 16-105 72 FRIGATE STREET
- 16-206 75 FRIGATE STREET
- 16-207 77 FRIGATE STREET
- 16-208 81 FRIGATE STREET
- 16-209 FRIGATE STREET
- 16-210 85 FRIGATE STREET
- 16-211 89 FRIGATE STREET
- 16-214 209 BEACON AVENUE
- 16-63 223 BEACON AVENUE
- 16-65 100 FRIGATE STREET
- 16-71 228 BEACON AVENUE
- 16-73 222 BEACON AVENUE
- 16-75 BEACON AVENUE
- 16-81 15 YAWL AVENUE
- 16-82 11 YAWL AVENUE
- 16-84 YAWL AVENUE
- 16-85 86 FRIGATE STREET
- 16-90 12 YAWL AVENUE
- 16-92 10 YAWL AVENUE
- 16-93 8 YAWL AVENUE
- 16-95 78 FRIGATE STREET



Parcel ID: 15-20  
LAPLANT, SANDRA L  
26 SPANKER ST  
JAMESTOWN RI 02835

Parcel ID: 15-22  
ELLIOTT, JOHN WESLEY ET  
KAPKO, KIMBERLY P.  
20 SPANKER STREET  
JAMESTOWN RI 02835-2431

Parcel ID: 16-102  
JONES, PAUL  
11 GONDOLA AVE.  
JAMESTOWN, RI 02835

Parcel ID: 16-105  
VAN CLEEF, ROBERT C ET  
VAN CLEEF, PATRICIA S TRUSTEES  
133 FRIGATE STREET  
JAMESTOWN RI 02835

Parcel ID: 16-206  
FANDETTI, PETER J  
75 FRIGATE STREET  
JAMESTOWN RI 02835

Parcel ID: 16-207  
MEDEIROS, JOSEPH N.  
65 FRIGATE STREET  
JAMESTOWN RI 02835

Parcel ID: 16-208  
PURNELL, DAVID  
81 FRIGATE STREET  
JAMESTOWN RI 02835

Parcel ID: 16-209  
LANGLOIS, MICHAEL A  
85 FRIGATE STREET  
JAMESTOWN RI 02835

Parcel ID: 16-210  
LANGLOIS, MICHAEL A  
85 FRIGATE STREET  
JAMESTOWN RI 02835

Parcel ID: 16-211  
SCEMAMA, PASCAL H. ET UX  
WOICKE, BETTINA  
546 NEWTON STREET  
CHESTNUT HILL MA 02467-3177

Parcel ID: 16-214  
HARRIS, MARTHA J, TRUSTEE  
209 BEACON AVENUE  
JAMESTOWN RI 02835

Parcel ID: 16-63  
TURILLO, SCOTT A. ET  
TURILLO, CHRISTINE E, TRUSTEES  
223 BEACON AVENUE  
JAMESTOWN RI 02835

Parcel ID: 16-65  
LEE, RICHARD H, TRUSTEE  
209 BEACON AVENUE  
JAMESTOWN RI 02835

Parcel ID: 16-71  
RYNG-DUTTON, JANICE  
1350 NORTH MAIN ROAD  
JAMESTOWN RI 02835

Parcel ID: 16-73  
THE SHORES LLC  
C/O GUY SETTIPANE  
270 GANO STREET  
PROVIDENCE RI 02906

Parcel ID: 16-75  
LOFGREN, ERIC S.  
625 ANNAQUATUCKET ROAD  
NORTH KINGSTOWN RI 02852-5603

Parcel ID: 16-81  
TANTIMONACO, KARYN L  
15 YAWL AVENUE  
JAMESTOWN RI 02835

Parcel ID: 16-82  
PECCHIA, CARL, TRUSTEE  
PECCHIA MARIA C TRUST  
11 YAWL AVENUE  
JAMESTOWN RI 02835

Parcel ID: 16-84  
CONANICUT ISLAND LAND TRUST  
PO BOX 106  
JAMESTOWN RI 02835

Parcel ID: 16-85  
STOKES, GAIL & DAVID TE  
86 FRIGATE STREET  
JAMESTOWN RI 02835

Parcel ID: 16-90  
O'CONNELL, DAVID E. & KELLY J.  
12 YAWL AVENUE  
JAMESTOWN RI 02835

Parcel ID: 16-92  
DIORIO, JOSEPH A. JR., TRUSTEE  
DELORES G.DIORIO TRUST  
19 DERBY LANE  
CRANSTON RI 02921-2927

Parcel ID: 16-93  
DONATELLI, KATHRYN  
8 YAWL AVENUE  
JAMESTOWN RI 02835

Parcel ID: 16-95  
CARELLA, DORIANNA ET AL  
COLOGNESE, ANDREA TE  
35 GONDOLA AVENUE  
JAMESTOWN RI 02835

$$\begin{array}{r}
 \times 23 \\
 6.50 \\
 \hline
 156.46 \\
 200.00 \\
 \hline
 \$ 356.40
 \end{array}$$

Abbt.  
App.



## Office of the Town Planner MEMORANDUM

**TO:** Jamestown Zoning Board of Review  
**FROM:** Lisa Bryer, AICP, Town Planner  
**RE:** Motion for Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, Sub-District A – Gail and David Stokes: AP 16, Lot 85; 86 Frigate Street, Jamestown, RI  
**DATE:** June 18, 2020

---

At the June 17, 2020 a Planning Commission meeting, held remotely by Zoom where all Planning Commissioner were present, the Planning Commission voted unanimously to recommend to the Jamestown Zoning Board, approval of the application of Gail and David Stokes: AP 16, Lot 85; 86 Frigate Street, Jamestown, RI; being reviewed under Zoning Ordinance Section 314 - High Groundwater Table and Impervious Overlay District Sub-district A review in accordance with the plan entitled "Site Plan for AP 16 Lot 85, 86 Frigate Street in Jamestown RI" revision dated 5/14/2020 and revised 6/19/2020 after the Planning Commission meeting on June 17, 2020 where the applicant agreed to remove the shed and reduce the overall impervious cover. The plans are prepared by Principe Company, Inc. Engineering Division, PO Box 298, Tiverton, RI 02878, 401-816-5385

The recommendation for approval is based on the following findings of facts as amended:

### Findings of Fact Section 314

1. The property is 7200 square feet (sf) in area;
2. The existing site is developed with a house, paved driveways, well, and a conventional OWTS;
3. Existing impervious cover is approximately **1908 sf or 26.5%**.
4. The OWTS was updated in 1998. The Town database indicates that the existing OWTS is current for maintenance;
5. Topography on the lot slopes from east to west on the site;
6. There are no freshwater wetlands on the property;
7. The soil evaluations conducted on the property were inconclusive in that they showed a large of amount of fill over the original soil horizons. Soil evaluation results from nearby lots were used to determine that the subject site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District. The maximum impervious cover allowed is **9% or 648 sf**;
8. The applicant is proposing to construct a 344 sf addition and a 22 sf covered porch. One area of paved driveway will be replaced with a permeable paver driveway. Approximately 875 sf total of existing paved surfaces will be removed on site in addition to 586 square feet of impervious cover will be reduced in the town right of way;

9. The applicant has volunteered to remove the existing shed to reduce impervious cover;
10. The total proposed impervious cover will be 1315 sf or 18.3% a reduction of 8.2% from the existing condition;
11. The existing well and OWTS will remain;
12. Two stone infiltration trenches are proposed to provide water quality treatment of new rooftop runoff.;
13. The applicant's representative Thomas J. Principe, III, PE, was certified as an expert witness by the Planning Commission and represented the applicant before the Planning Commission on 6-17-20;
14. Richard Lee, 209 Beacon Avenue spoke on behalf of the applicant;
15. The maximum allowable impervious coverage for this site is 9% or 648 sf. The proposed project exceeds the allowable area of impervious;
16. The required stormwater treatment volume for the new rooftops is 30.5 cubic feet (cf) and 75 cf are provided. The proposed BMP provides treatment for the 1" water quality volume for the new impervious surfaces on the site;
17. Jamestown Engineer Jean Lambert provided correspondence to Chris Costa, Building Official and Lisa Bryer, Town Planner dated June 10, 2020 regarding the Stokes application (attached). As noted above, the proposed project exceeds the allowable area of impervious cover; and
18. Engineer Thomas Principe testified that the size of the addition is the minimum required to accommodate accessible living in that house and that the primary purpose for the development proposal is handicap accessibility.

#### **Recommended Conditions of Approval**

1. A Special Use Permit for Section 314 is required from the Zoning Board of Review;
2. A variance is required from the Zoning Board of Review for exceeding the maximum allowable impervious surface coverage;
3. The area where the shed is removed shall be restored to pervious surface prior to the addition receiving a Certificate of Occupancy;
4. The proposed infiltration area must be physically delineated on the site prior to the commencement of construction to prevent compaction of the soil by heavy equipment;
5. An as-built plan shall be provided at the completion of construction to the Building Official depicting the size and location of the house, size and location of the rain gardens, and verifying the elevations and grading shown on the proposed site plan;
6. The OWTS must be inspected and maintained as required by the Town Onsite Wastewater Management Program. A maintenance contract must be recorded in the land evidence records and a copy of the recorded document shall be submitted to the Planning Department; and,

7. The Operation and Maintenance (O & M) Plan (reproduced in 8.5" x 11" for the stormwater mitigation (rain gardens) shall be recorded in the Office of the Town Clerk with the Zoning Approval and evidence of such shall be provided to the Zoning Enforcement Officer as well as the Planning Department.
8. An erosion and sediment control permit will be required from the building official prior to commencement of construction. Erosion and sediment controls shall be installed at the down gradient limit of disturbance as shown on the site plans. Erosion controls shall be maintained until final stabilization is achieved on the site.
9. Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance

Attachments: 1) Memo from Jean Lambert, PE June 10, 2020, revised June 18, 2020  
2) A copy of the Application and Plan referenced above dated revised 6/19/20

C: Chris Costa, ZEO  
David and Gail Stokes, Applicants  
Richard Lee, applicant's representative, 86 Frigate Street  
Thomas Principe, PE



# Town of Jamestown, Rhode Island

## Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

---

Date: June 10, 2020; Revised June 18, 2020

To: Chris Costa, Building Official  
Lisa Bryer, Town Planner

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**  
Gail & David Stokes: AP 16, Lot 85; 86 Frigate Street, Jamestown, RI

I have reviewed the site plan entitled, "Site Plan for AP 16 Lot 85, 86 Frigate Street in Jamestown RI" revision dated 5/14/2020, prepared by Principe Company, Inc. for the above referenced property.

### Existing Site/Soil Information:

The property is 7200 square feet (sf) in area. The existing site is developed with a house, paved driveways, well, and a conventional OWTS. The Town database indicates that the existing OWTS is current for maintenance. The OWTS was updated in 1998. Topography on the lot slopes from east to west on the site. There are no freshwater wetlands on the property. Existing impervious cover is approximately **1908 sf or 26.5%**.

The soil evaluations conducted on the property were inconclusive in that they showed a large amount of fill over the original soil horizons. Soil evaluation results from nearby lots were used to determine that the subject site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District. The maximum impervious cover allowed is **9% or a maximum of 648 sf**.

### Proposed Site:

The applicant is proposing to construct a 344 sf addition and a 22 sf covered porch. Approximately 875 sf of existing paved surfaces will be removed. The total proposed impervious cover will be **1398 sf or 19.4%**. The existing well and OWTS will remain. One area of paved driveway will be replaced with a permeable paver driveway.

Two stone infiltration trenches are proposed to provide water quality treatment of new rooftop runoff. The required stormwater treatment volume for the new rooftops is 30.5 cubic feet (cf) and 75 cf are provided. The proposed BMP provides treatment for the 1" water quality volume for the new impervious surfaces on the site.

### **Zoning Section 82-314 Review**

#### Impervious Coverage & Stormwater Management:

The proposed impervious cover is **19.4%**, a **reduction of 7.1%** from the existing condition. The maximum allowable impervious coverage for this site is 9% or 648 sf. The proposed project exceeds the allowable area impervious.

### Recommendations/Conclusions:

- Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained.
- A zoning special use variance will be required for exceeding the maximum allowable impervious surface coverage.
- Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

Phone: 401-423-7193 Fax: 401-423-7226 Email: jlambert@jamestownri.net



**Application Form**  
**Jamestown Zoning Section 314**  
**High Ground Water Table and**  
**Impervious Layer Overlay District**

**SECTION I: GENERAL INFORMATION**

PROPERTY OWNER: Call David Stone's TELEPHONE: 401-560-0216  
 MAILING ADDRESS: 9/2 PROXY: RICHARD H. BEE #209 BERESIN AVE. JT 02835

SITE LOCATION: #86 FRISCHTE. ST JT (STREET)  
 PLAT: #16 LOT: #85 LOT AREA: 60' X 120'

PROJECT DESCRIPTION: CONSTRUCT 320 SQFT ADDITION - REDUCE IMPERVIOUS LAYER OVERLAY BY 7% BY TEARING UP CURRENT DRIVEWAY FOOTPRINT & REPLACING WITH SOIL. PURPOSE: TO RENDER DWELLING INTERIOR MORE HANDICAP-ACCESSIBLE FOR OWNER WITH CEREBRAL PARSY

**SECTION II: SOIL INFORMATION**

CLASS IV SOIL EVALUATOR:  
 NAME: Thomas J Principe, PE RIDEM LICENSE #: D-4075 TELEPHONE: 401-816-5385  
 NUMBER OF SOIL EVALUATIONS: 1 (ATTACH ALL SOIL EVALUATIONS)  
 DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN INCHES): None observed - 84" HTM  
 DEPTH TO CATEGORY 9 SOILS (IN INCHES): -

OFFICE ONLY: SUB-DISTRICT CLASSIFICATION: A or B

**SECTION III: OWTS INFORMATION**

TYPE OF OWTS: Existing RIDEM PERMIT #: 9815-1893  
 DISTANCE BETWEEN THE WELL AND LEACHFIELD: -  
 OWTS AND WELL LOCATED ON THE SAME LOT AS THE STRUCTURE IT SERVES?  Y OR N

**SECTION IV: SITE INFORMATION**

TYPE OF STORMWATER CONTROL SYSTEM: Stone trench along drip line  
 TOTAL BUILDABLE AREA (TOTAL LOT AREA - WETLAND AREA): 7200 <sup>sf</sup>  
 PROPOSED IMPERVIOUS AREA: 1,398.4 <sup>sf</sup> (No wetlands on property)  
 % IMPERVIOUS COVERAGE ALLOWED: 10  
 % IMPERVIOUS COVERAGE PROPOSED: 19.4% 17% reduction in coverage  
 (AREA IMPERVIOUS / TOTAL BUILDABLE AREA)

**SECTION V: CONTACT INFORMATION**

OWTS DESIGNER: Existing System  
NAME: \_\_\_\_\_ RIDEM LICENSE #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

STORMWATER SYSTEM DESIGNER:  
NAME: Thomas J. Principe, PE STATE LICENSE #: 9107

ADDRESS: 27 Sakonnet Ridge Drive  
Tiverton RI 02878

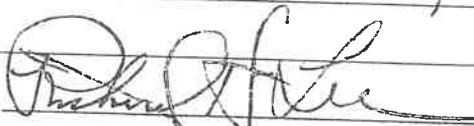
SIGNATURE: \_\_\_\_\_ DATE: 4/8/20

TELEPHONE: 401-816-5385 EMAIL: principeengineering@gmail.com

**APPLICANT CONTACT INFORMATION:**

NAME: RICHARD H. LEE

ADDRESS: #209 BEACON AVE., JAMESTOWN 02835

SIGNATURE:  DATE: 4-6-20

TELEPHONE: LAND: 423-2706 EMAIL: dlee60@verizon.net  
CELL: 617-512-2034

**SUBMISSION REQUIREMENTS**

Submit one copy of the following items for preliminary review. Applicant will be notified when additional copies are required for Planning Board review.

- Application Form
- Site Plan
- Soil Evaluations (include all results for site)
- Stormwater Analysis
- Project Narrative
- Proposed Building Floor Plans (if applicable)
- Approved RIDEM OWTS permit
- O&M Requirements for Stormwater Mitigation

Contact Jean Lambert at 423-7193 or [jlambert@jamestownri.net](mailto:jlambert@jamestownri.net) with questions regarding HGWT applications.





**VEGETATIVE COVER AND PLANTING**

- THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
  - TOP SOIL FOR PERMANENT OR LONG TERM TEMPORARY SEEDING SHOULD HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF STONORS, MATERIALS, STONES, ROOTS, LIMBS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS. TOP SOIL SHALL COMPARE WITH RHODE ISLAND SPECIFICATIONS W8.01.
  - THE DESIGN SEED MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDED SHALL BE COMPRISED OF THE FOLLOWING:
- | TYPE                | R BY WEIGHT | SEEDING DATE           |
|---------------------|-------------|------------------------|
| CREeping RED FESCUE | 70          |                        |
| ASTORIA BENTGRASS   | 5           | APRIL 1 - JUNE 15      |
| BROODFOOT TITCOL    | 15          | AUGUST 15 - OCTOBER 15 |
| PERENNIAL RYE GRASS | 10          |                        |
- APPLICATION RATE - 100 LBS PER ACRE
- SEED MIX SHALL BE INOCULATED WITHIN 24 - HOURS BEFORE MOWING AND PLANTING, WITH APPROPRIATE INOCULATION FOR THE SPECIFIC VEGETATION. ALTERNATE SEED TYPES DUE TO SITE SPECIFIC CONDITIONS AND SOILS ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
- SOIL SEEDING AREAS, THE CONTRACTOR WILL URE AND FERTILIZE AS REQUIRED TO COMPLIMENT OR UPGRADE SOIL CONDITIONS.
  - THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY PERMANENT VEGETATIVE COVER AREAS THAT DO NOT DEVELOP OR WHICH ERODE WITHIN A ONE (1) YEAR PERIOD.

**EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN**

- PROVIDE TO THE COMPLETION OF ANY CLEANING, EROSION, DENOUDATION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
- CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
- EXISTING CATCH BASINS ARE TO BE PROTECTED WITH HAY BALES AND/OR SILT BAGS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.
- THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL SHOULD REQUIRE THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITY.
- TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF HAY STRAW, FIBER MATTING, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS, AND EGOLEOR OF EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- CONSTRUCTION SITES ARE PROVIDED, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MAINTENANCE OF EROSION CONTROL MEASURES AS NEEDED TO MAINTAIN AND MONITOR EROSION CONTROL MEASURES AS NEEDED TO MAINTAIN THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND ACCEPTABLE PERMANENT EROSION CONTROL. SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT EROSION CONTROL MEASURE IS INSTALLED SHALL BE MAINTAINED AT ALL TIMES. A DETAILED LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES DAMAGES CAUSED BY WINDS, MEASURES SUCH AS TEMPORARY GROUND COVERS, WATER AND DUST CONTROL MEASURES ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.
- STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SOLE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE FENCED BY HAY BALES OR SILT FENCES. THE STOCK PILES SHALL ALSO BE SEED OR STABILIZED IN SOME MANNER TO PREVENT SOIL EROSION.
- THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND REPAIRED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT-DOWNS.
- TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEED OR STABILIZED WITHIN THE (15) DAYS OF FINAL GRADING.
- EXPOSED SEED OR SOIL AREAS SHOULD BE THE ONLY WITH "COMPOUND" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TRACK DOWN DRAINAGE OR WASHUP AREAS.
- IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN SPECIFIC WASHUP AREAS FOR THE CONCRETE TRACKS WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HAY MATS AND/OR PROTECTIVE COVERS AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
- EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
- SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL, STATE, FEDERAL AND STATE REGULATIONS.

**ROOF DRAINAGE CALCULATIONS:**

PROPOSED ROOF AREA = 366 S.F.  
 DRAINAGE AREA REQUIRED (12" RAIN):  
 366 S.F. / 12" = 30.50 CF  
 TRENCH DEPTH = 24"  
 TRENCH WIDTH = 18"  
 CONSTRUCTION AND REUSE, REFER TO THE SECOND DATE FOR STABILIZING TEMPORARY EXPOSED SLOPES AS WELL AS PERMANENT BEING.  
 AREA PROVIDED = 24 SILT I. > 30.50 CU FT REQUIRED

**APPROXIMATE EARTHWORK QUANTITIES:**

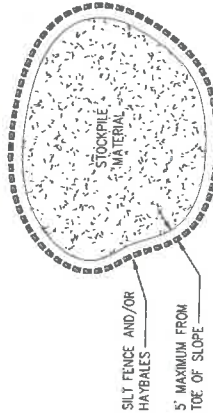
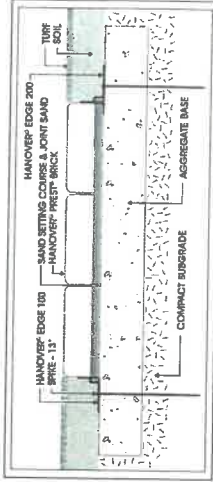
THERE WILL BE MINIMAL EARTHWORK NEEDED FOR THIS PROJECT  
 FINAL GRADING TO MATCH ALL EXISTING GRASSES FOR THE SITE  
 THE EXISTING LOAM ON SITE WILL BE STOCKPILED PRIOR TO CONSTRUCTION AND REUSE, REFER TO THE SECOND DATE FOR STABILIZING TEMPORARY EXPOSED SLOPES AS WELL AS PERMANENT BEING.  
 \*CONTRACTOR TO COMPLY WITH THE SUBMITTED "SWEEP" DOCUMENT



STONE TRENCH DETAIL  
NOT TO SCALE

**PAVER NOTES:**

- CONTRACTOR TO INSTALL MANHOLE 48" DI. PERMANIBLE PAPER OR APPROVED EQUAL PER MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR TO DISBURSE PERMANIBLE PAPER COMPLES WITH AMERICAN DISBURSES ACT SPECIFICATIONS.



STOCKPILE DETAIL  
NOT TO SCALE

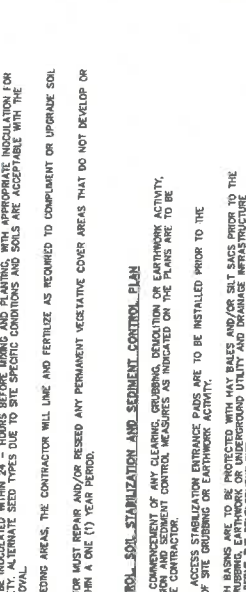
PRINCIPLE COMPANY, INC.  
ENGINEERING DIVISION  
100 BOYD BLVD  
WESTFIELD, MA 01095  
TEL: 413-253-1833  
FAX: 413-253-1833  
WWW.PRINCIPLECOMPANY.COM

SITE PLAN  
for  
40 18 LOT 85  
86 FRIGATE ST STREET  
JAMESTOWN, RHODE ISLAND

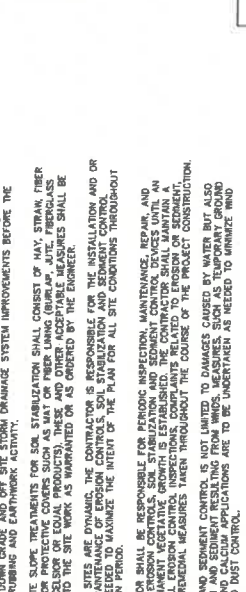
SCALE: AS NOTED  
DRAWN BY: L.P.  
DATE: 3/19/20

SHEET NO: 2 OF 2  
DESIGN BY: L.P.  
CHECKED BY: L.P.  
PROJECT NO: ENSC-2020-3

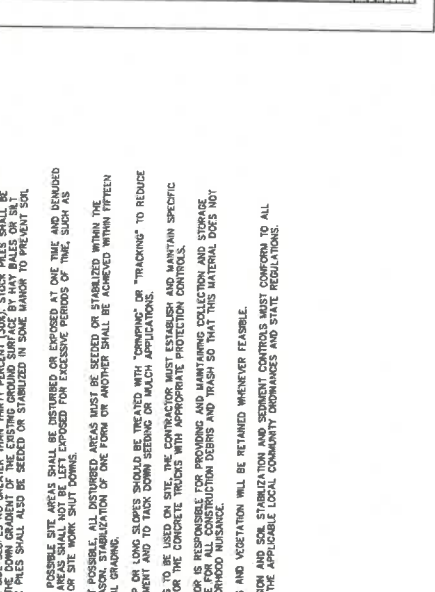
NO.	DATE	BY	CHKD	DESCRIPTION
1	3/19/20	L.P.	L.P.	ISSUED FOR PERMIT
2	3/19/20	L.P.	L.P.	ISSUED FOR PERMIT
3	3/19/20	L.P.	L.P.	ISSUED FOR PERMIT



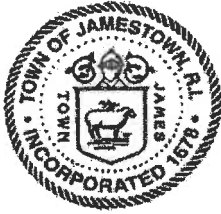
SILT FENCE DETAIL  
NOT TO SCALE



STOCKPILE DETAIL  
NOT TO SCALE



CONSTRUCTION ACCESS  
NOT TO SCALE



**Application Form**  
**Jamestown Zoning Section 314**  
**High Ground Water Table and**  
**Impervious Layer Overlay District**

**SECTION I: GENERAL INFORMATION**

PROPERTY OWNER: GAIL & DAVID STOKES TELEPHONE: 401-560-0216  
 MAILING ADDRESS: c/o PROXY: RICHARD H. LEE #209 BEACON AVE. JT 02835

SITE LOCATION: #86 FRIGATE ST JT (STREET)  
 PLAT: #16 LOT: #84 LOT AREA: 60' X 120'

PROJECT DESCRIPTION: CONSTRUCT 320 SQ FT ADDITION - REDUCE IMPERVIOUS LAYER OVERLAY BY 7% BY TEARING UP CURRENT DRIVEWAY FOOTPRINT & REPLACING WITH SOIL. PURPOSE: TO RENDER DWELLING INTERIOR MORE HANDICAP-ACCESSIBLE FOR OWNER WITH CEREBRAL PALSY

**SECTION II: SOIL INFORMATION**

CLASS IV SOIL EVALUATOR:

NAME: Thomas J Principe, PE RIDEM LICENSE #: D-4075 TELEPHONE: 401-816-5385

NUMBER OF SOIL EVALUATIONS: 1 (ATTACH ALL SOIL EVALUATIONS)

DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN INCHES): None observed - 84" HTM

DEPTH TO CATEGORY 9 SOILS (IN INCHES): -

OFFICE ONLY: SUB-DISTRICT CLASSIFICATION: A or B

**SECTION III: OWTS INFORMATION**

TYPE OF OWTS: Existing RIDEM PERMIT #: 9815-1893

DISTANCE BETWEEN THE WELL AND LEACHFIELD: -

OWTS AND WELL LOCATED ON THE SAME LOT AS THE STRUCTURE IT SERVES?  Y OR N

**SECTION IV: SITE INFORMATION**

TYPE OF STORMWATER CONTROL SYSTEM: Stone trench along drip line

TOTAL BUILDABLE AREA (TOTAL LOT AREA - WETLAND AREA): 7200 sf  
(No wetlands on property)

PROPOSED IMPERVIOUS AREA: 1,398.4 sf

% IMPERVIOUS COVERAGE ALLOWED: 10

% IMPERVIOUS COVERAGE PROPOSED: 19.4% (7% reduction in coverage)  
 (AREA IMPERVIOUS / TOTAL BUILDABLE AREA)

**SECTION V: CONTACT INFORMATION**

OWTS DESIGNER: Existing System  
NAME: \_\_\_\_\_ RIDEM LICENSE #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

STORMWATER SYSTEM DESIGNER:  
NAME: Thomas J. Principe, PE STATE LICENSE #: 9107


ADDRESS: 27 Sakonnet Bridge Drive  
Tiverton RI 02878

SIGNATURE: \_\_\_\_\_ DATE: 4/8/20

TELEPHONE: 401-816-5385 EMAIL: principeengineering@gmail.com

APPLICANT CONTACT INFORMATION:  
NAME: RICHARD H. LEE

ADDRESS: #209 BEACON AVE., JAMESTOWN 02835

SIGNATURE:  DATE: 4-6-20

TELEPHONE: LAND: 423-2706 EMAIL: dlee60@verizon.net  
CELL: 617-512-2034

**SUBMISSION REQUIREMENTS**  
Submit one copy of the following items for preliminary review. Applicant will be notified when additional copies are required for Planning Board review.

- Application Form
- Site Plan
- Soil Evaluations (include all results for site)
- Stormwater Analysis
- Project Narrative
- Proposed Building Floor Plans (if applicable)
- Approved RIDEM OWTS permit
- O&M Requirements for Stormwater Mitigation

Contact Jean Lambert at 423-7193 or [jlambert@jamestownri.net](mailto:jlambert@jamestownri.net) with questions regarding HGWT applications.

**To:** Ms. Jean Lambert  
**From:** Gail and David Stokes  
#86 Frigate St.  
**Date:** April 6th, 2020  
**Re:** Application Form  
Jamestown Zoning Section 314  
High Ground Water table, etc.

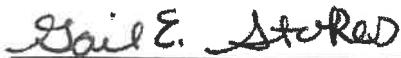
Please be aware that Mr. Richard H. Lee at #209 Beacon Ave. is overseeing for us the application process regarding a building permit for #86 Frigate St.

As noted on the application, he should be the contact person for any communications with the Town. He, in turn, will keep us informed of developments.



David L. Stokes, Jr

4/6/20  
Date



Gail E. Stokes

4/6/20  
Date



TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

**Application for Exception or Variance under the Zoning Ordinance**

Zoning Board of Review;

Jamestown, R.I.

Date: June 22, 2020

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant: Andrew and Colleen MacIntyre Address: c/o Christian Infantolino, Esq.,  
77 Narragansett Avenue  
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: 9 Maple Avenue, Jamestown RI
2. Assessor's Plat 9 Lot 14
3. Dimensions of lot: frontage \_\_\_\_\_ ft. depth: \_\_\_\_\_ ft. Area: 30492 sq. ft.
4. Zoning Districts in which premises are located: Use: R20 Area: 20,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? 9/14/1999
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 2358 sq. ft.  
Size of proposed building or alteration: +/- 200 sq. feet (8ft x 25 ft deck)
8. Distance of proposed building or alteration from lot lines:  
**Required:** front: 30' rear: 30' side: 10'  
**Existing:** front: 19.8'+/-  
**Proposed:** front: 17+/-; no change on any other existing setback
9. Present use of premises: Single family residence
10. Proposed use of premises: Single family residence

### **Notice of Hearing**

Application of Andrew and Colleen MacIntyre whose property is located at 9 Maple Avenue, Jamestown RI 02835, and further identified as Tax Assessor's Plat 9, Lot 14 for dimensional relief granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-302, Table 3-2 for the Village Special District Zones R8, R20, CL and CD4, to construct a proposed porch with a front setback of 17 feet where 30 feet is required. The applicant is also seeking relief from Article 7 Section 82-705, Alteration of a nonconforming structure where the subject property currently has a deck that is approximately 19 feet from the front property line were 30 feet is required. Said property is located in a R20 zone and contains approximately 30492 square feet.





LOCUS  
Not to Scale

Min. Side Yard: 10'  
Min. Rear Yard: 30'  
Max. Bldg. Height: 35'  
\* Please refer to Zoning for additional information

Underground utilities shown have been located from field observations and existing drawings. The Surveyor makes no warranty as to the location of the underground utilities shown, either in service or abandoned. The Surveyor does not warrant that the underground utilities are located in the exact location indicated although they are located as accurately as possible given the information available. The Surveyor has not physically located underground utilities. (Please contact DIGSAFE prior to any excavation. 1-888-344-7233.)

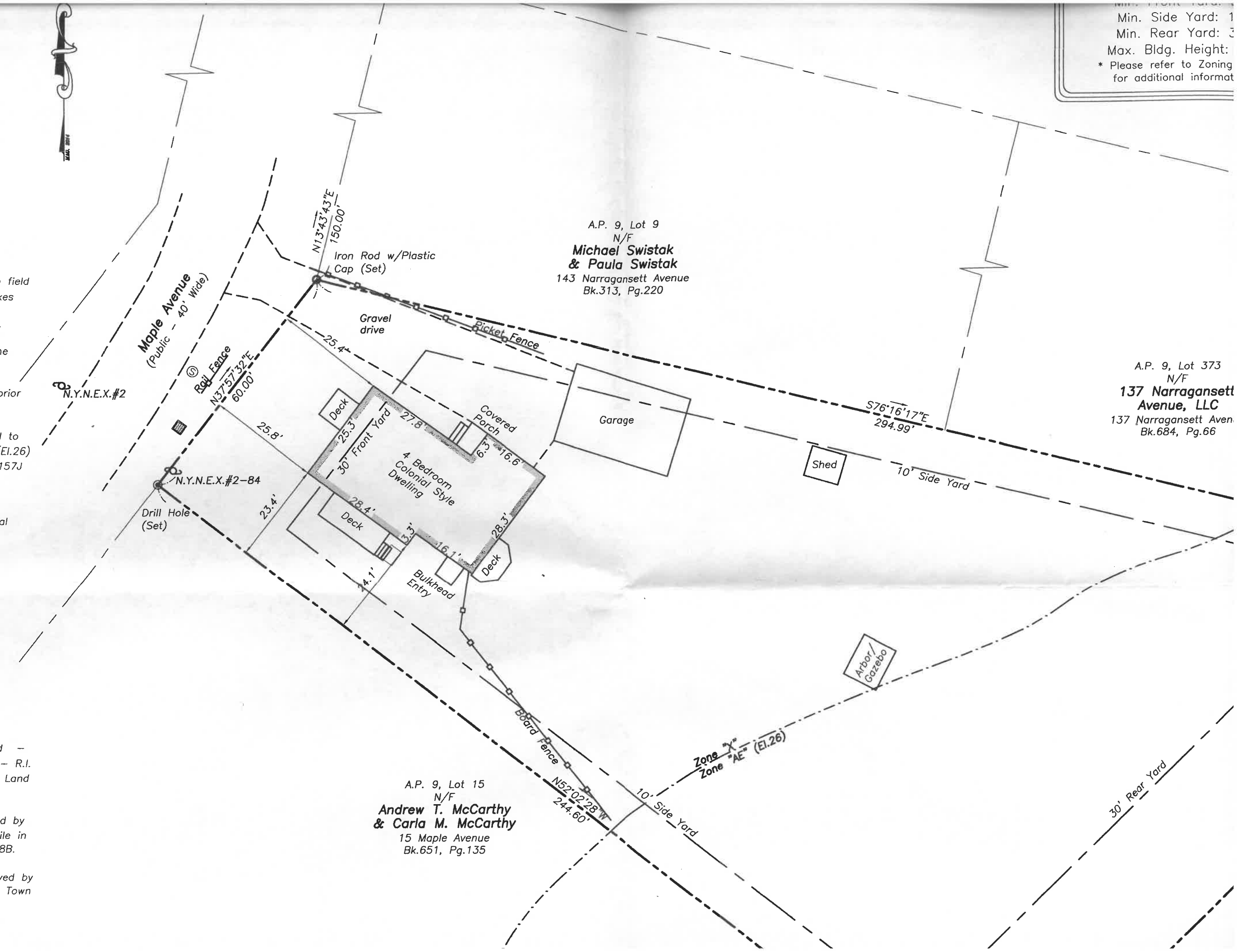
Properties located within Zone X (Areas determined to be in the 1% annual chance floodplain) & Zone AE (E1.26) are subject to a Flood Insurance rate map # 44005C0157J for the Town of Jamestown, Rhode Island, Newport County, effective as of September 04, 2013.

Map of the Town of Jamestown Downtown Special District.

Surveying Portion of Blocks E and F Pierce Land - Laid out by J.P. Cotton - C.E. Newport - R.I. Scale: 1"=100' on file in the Town of Jamestown Land File HPF 268B.

Plat, Jamestown, R.I. Surveyed and Platted by J.P. Cotton, R.I. July 31, 1913 Scale: 1"=100' on file in the Town of Jamestown Land Records Hanging File HPF 268B.

Plat, Jamestown, R.I. Scale: 1"=40' Surveyed by J.P. Cotton, R.I. May 22, 1913 on file in the Town of Jamestown Land Record L.E.R. 18, Page 296.

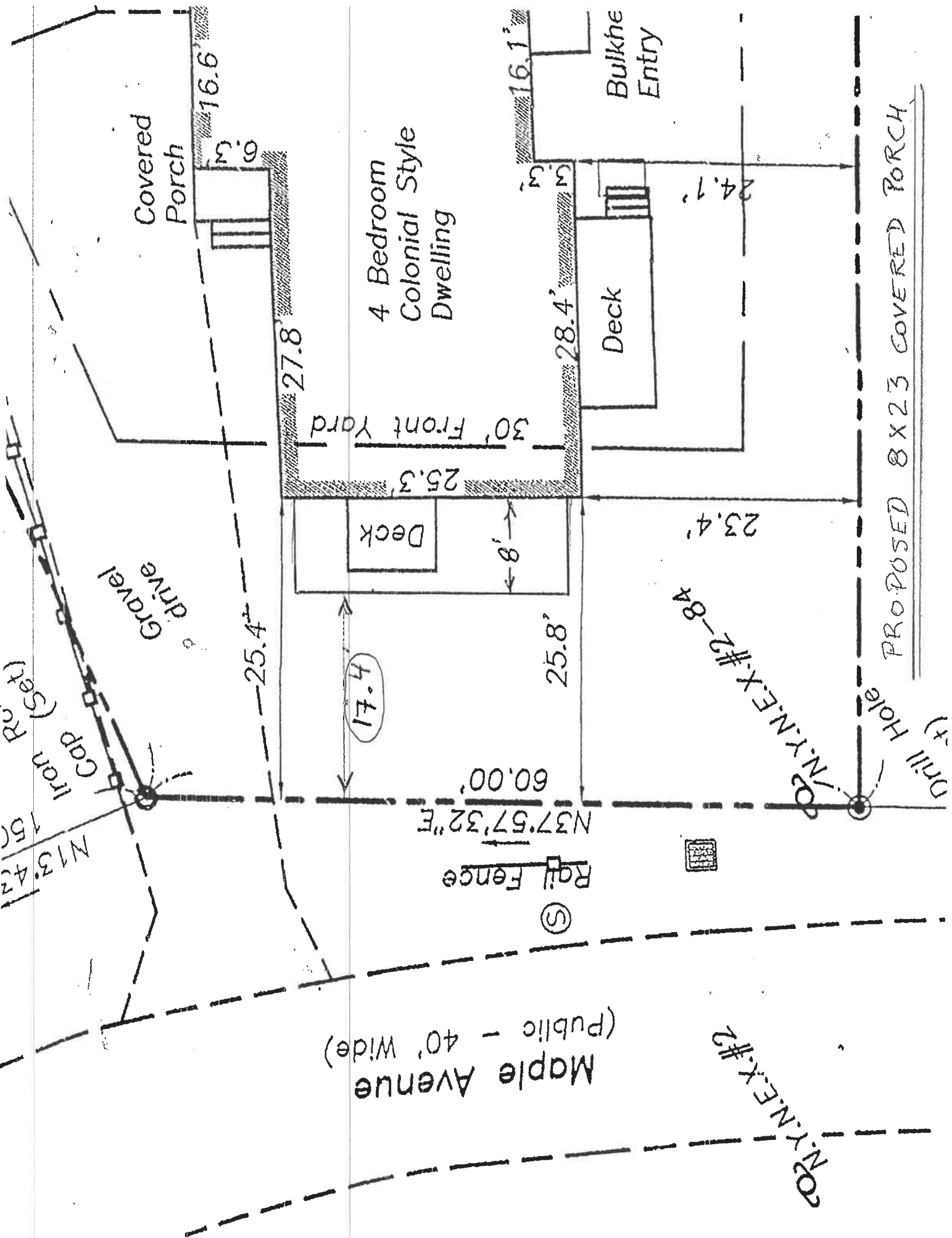


A.P. 9, Lot 9  
N/F  
**Michael Swistak & Paula Swistak**  
143 Narragansett Avenue  
Bk.313, Pg.220

A.P. 9, Lot 373  
N/F  
**137 Narragansett Avenue, LLC**  
137 Narragansett Avenue  
Bk.684, Pg.66

A.P. 9, Lot 15  
N/F  
**Andrew T. McCarthy & Carla M. McCarthy**  
15 Maple Avenue  
Bk.651, Pg.135

Zone "X"  
Zone "AE" (E1.26)



N13°42'  
 150'  
 Iron Cap (Set)

25.4'

27.8'

30' Front Yard

25.3'

Deck

8'

25.8'

60.00'

N37°57'32"E

Rail Fence

(S)

Maple Avenue  
 (Public - 40' Wide)

CO2 N.Y.N.E.X.#2

CO2 N.Y.N.E.X.#2-84

Drill Hole

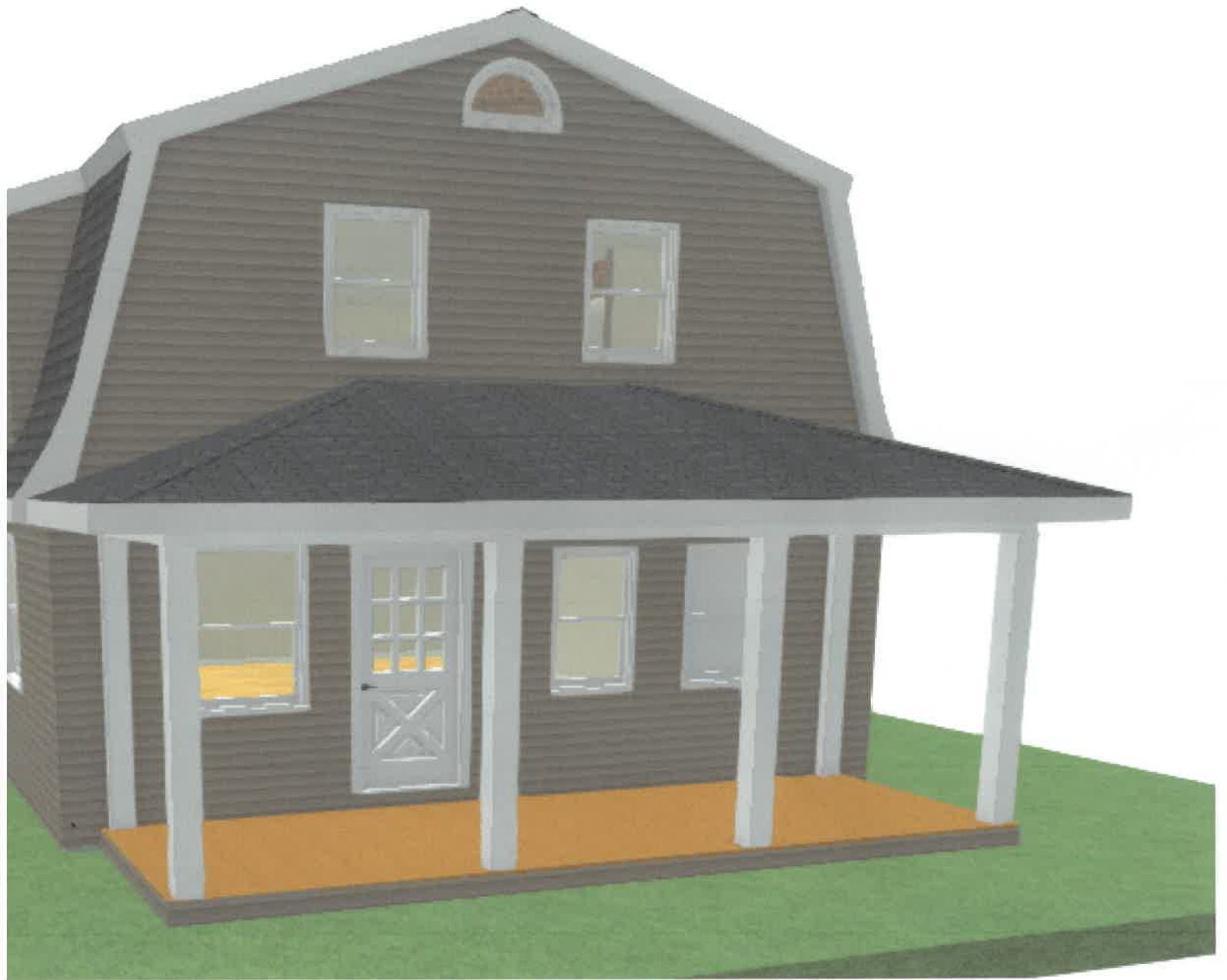
PROPOSED 8 X 23 COVERED PORCH

24.1'

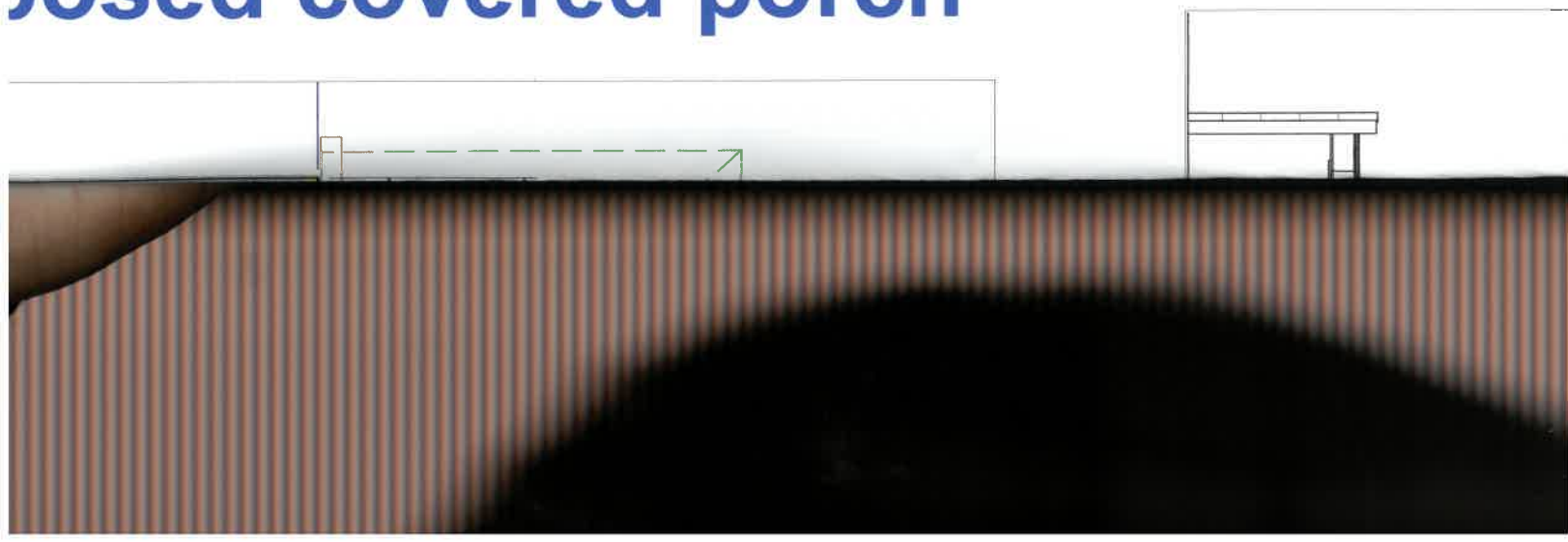
16.1'

16.6'

6.3'



**posed covered porch**





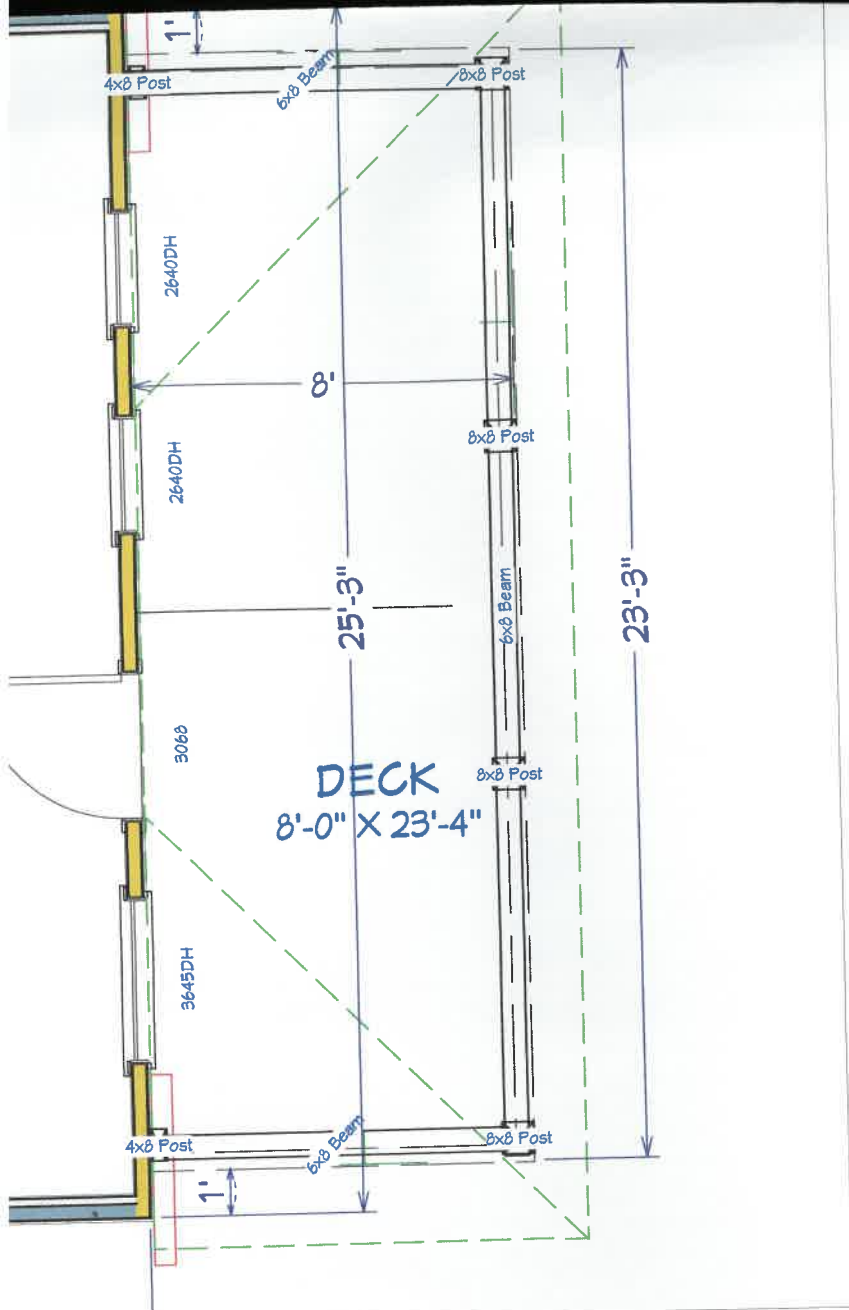
**existing gable end condition**



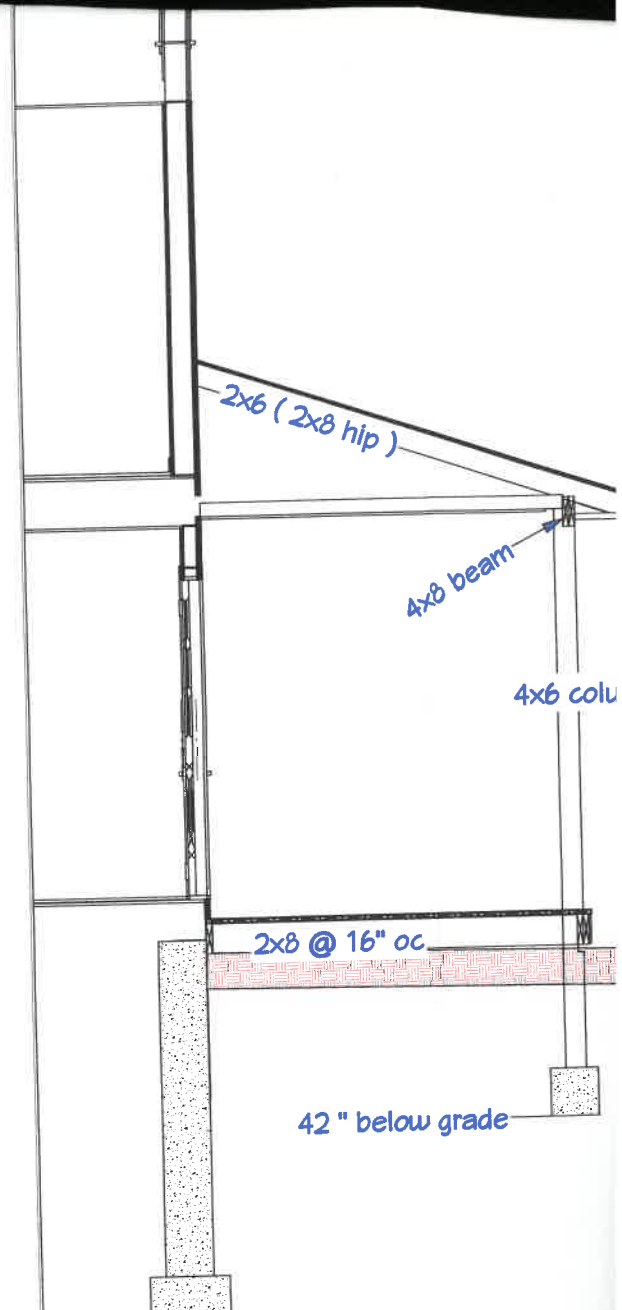


## existing gable end condition





**Plan**



**construction section**

**scale 1/4" = 1 ft.**

DATE: 6 / 19 / 20

SCALE:

Parcel ID: 9-10  
WEST FERRY PROPERTIES LLC  
129 NARRAGANSETT AVE  
JAMESTOWN RI 02835

Parcel ID: 9-11  
WEST FERRY PROPERTIES LLC  
129 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-12  
BROWN, LINDA F  
121 NARRAGANSETT AVE  
JAMESTOWN, RI 02835

Parcel ID: 9-13-4  
LUSH, ANTHONY ET  
LUSH, NANCY  
PO BOX 651  
JAMESTOWN, RI 02835

Parcel ID: 9-13-1  
NEWPORT HEALTH PROPERTY  
MANAGEMENT, INC.  
765 ALLENS AVE, STE. 100  
PROVIDENCE RI 02905

Parcel ID: 9-13-2N  
NEWPORT HEALTH PROPERTY  
MANAGEMENT, INC.  
765 ALLENS AVE, STE. 100  
PROVIDENCE RI 02905

Parcel ID: 9-13-3  
EVAN REALTY ASSOC. LLC  
P.O. BOX 408  
JAMESTOWN, RI 02835

Parcel ID: 9-13

Parcel ID: 9-13-2S  
NEWPORT HEALTH PROPERTY  
MANAGEMENT, INC.  
765 ALLENS AVE, STE. 100  
PROVIDENCE RI 02905

Parcel ID: 9-14  
MACINTYRE, ANDREW K ET  
MACINTYRE, COLLEEN D  
9 MAPLE AVE  
JAMESTOWN RI 02835

Parcel ID: 9-15  
TAMBOE, KENNETH G TRUSTEE  
TAMBOE, EMILIE M TRUSTEE  
15 MAPLE AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-16  
SIMMONS, JAMES D ET  
AUBOIS, SUZANNE M  
17 MAPLE AVE  
JAMESTOWN RI 02835

Parcel ID: 9-365  
LAMBERT, ROBERT H JR ET  
LAMBERT, JEAN Z  
20 MAPLE AVE  
JAMESTOWN, RI 02835

Parcel ID: 9-373  
137 NARRAGANSETT AVENUE, LLC  
C/O DIAMOND STAR PROPERTY  
MANAGEMENT  
P.O. BOX 8397  
CRANSTON RI 02920

Parcel ID: 9-409  
SCHLACHTER, ANDREW J ET  
FEELEY, LACEY M.  
10 MAPLE AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-6  
COLLIE, JEREMY & ELIZABETH M.  
151 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-621  
WASHBURN, ARTHUR H JR & JANICE E  
PO BOX 172  
JAMESTOWN, RI 02835-0172

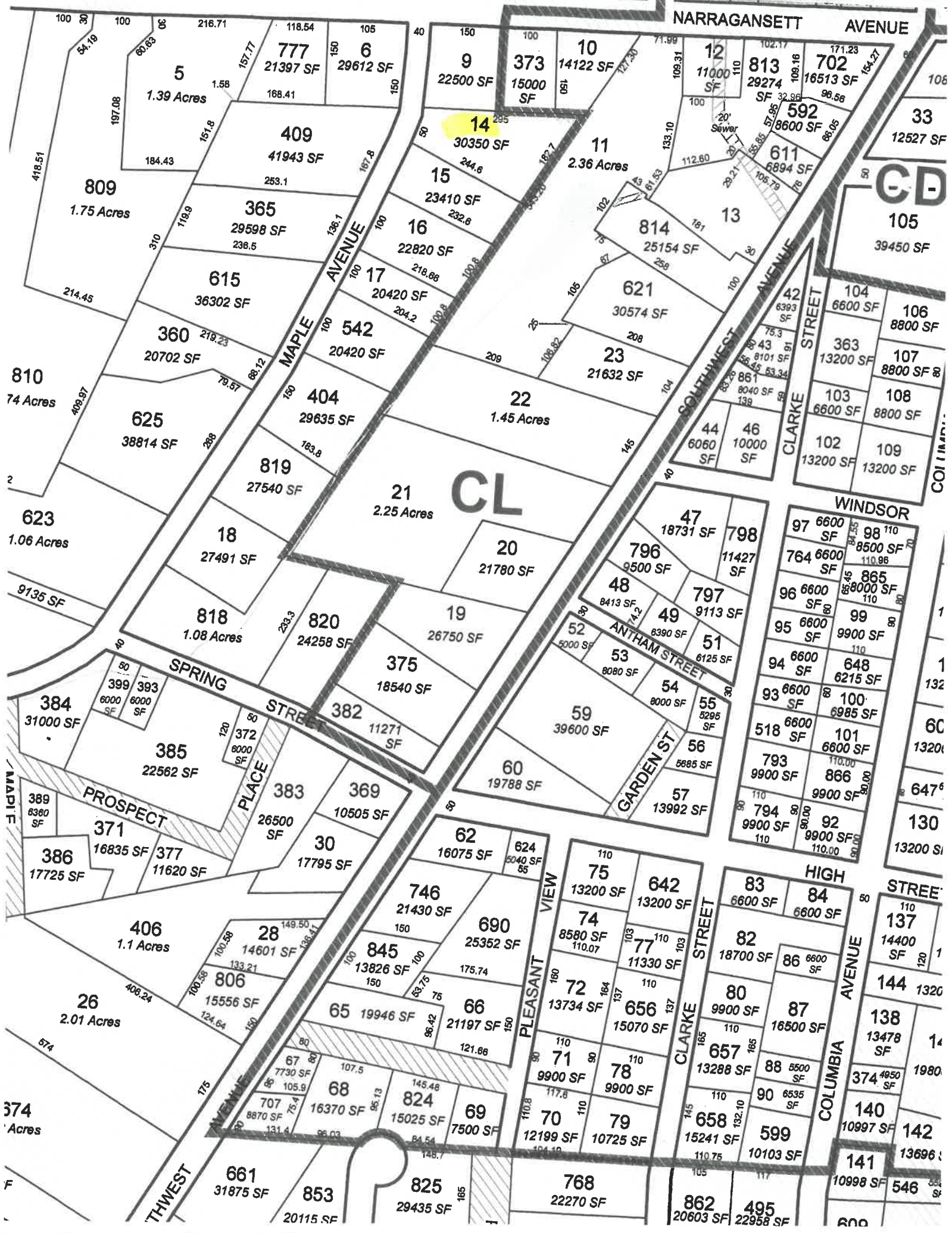
Parcel ID: 9-777  
BOURASSA, JAMIE J ET UX  
BOURASSA, MELISSA A TE  
157 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-813  
JAMESTOWN FOUR CORNERS INC  
125 NARRAGANSETT AVENUE  
JAMESTOWN, RI 02835

Parcel ID: 9-814  
ROMA ENTERPRISES, LLC  
30A SOUTHWEST AVENUE  
JAMESTOWN RI 02835

Parcel ID: 9-9  
SWISTAK, MICHAEL ET  
SWISTAK, PAULA  
143 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

16  
x 6.80  
-----  
108.80  
+ 200.00  
-----  
\$ 308.80



5 1.39 Acres  
 809 1.75 Acres  
 810 74 Acres  
 623 1.06 Acres  
 818 1.08 Acres  
 26 2.01 Acres  
 374 Acres

9 22500 SF  
 373 15000 SF  
 10 14122 SF  
 14 30350 SF  
 15 23410 SF  
 16 22820 SF  
 17 20420 SF  
 542 20420 SF  
 404 29635 SF  
 21 2.25 Acres  
 20 21780 SF  
 19 26750 SF  
 375 18540 SF  
 382 11271 SF  
 60 19788 SF

12 11000 SF  
 813 29274 SF  
 702 16513 SF  
 592 8600 SF  
 611 6894 SF  
 13 25154 SF  
 814 30574 SF  
 621 21632 SF  
 23 21632 SF  
 44 6060 SF  
 46 10000 SF  
 104 6600 SF  
 106 8800 SF  
 363 13200 SF  
 107 8800 SF  
 108 8800 SF  
 109 13200 SF

384 31000 SF  
 385 22562 SF  
 386 17725 SF  
 371 16835 SF  
 377 11620 SF  
 406 1.1 Acres  
 806 15556 SF  
 65 19946 SF  
 67 7730 SF  
 707 8870 SF  
 68 16370 SF  
 824 15025 SF  
 69 7500 SF  
 661 31875 SF  
 853 20115 SF  
 825 29435 SF

20 21780 SF  
 19 26750 SF  
 375 18540 SF  
 382 11271 SF  
 60 19788 SF  
 62 16075 SF  
 624 5040 SF  
 55 5295 SF  
 746 21430 SF  
 690 25352 SF  
 845 13826 SF  
 66 21197 SF  
 65 19946 SF  
 71 9900 SF  
 78 9900 SF  
 70 12199 SF  
 79 10725 SF  
 768 22270 SF

47 18731 SF  
 798 11427 SF  
 796 9500 SF  
 48 8413 SF  
 49 9113 SF  
 51 6125 SF  
 52 5000 SF  
 53 8080 SF  
 54 8000 SF  
 55 5295 SF  
 56 6685 SF  
 57 13992 SF  
 59 39600 SF  
 60 19788 SF  
 62 16075 SF  
 624 5040 SF  
 55 5295 SF  
 75 13200 SF  
 642 13200 SF  
 74 8580 SF  
 77 11330 SF  
 72 13734 SF  
 656 15070 SF  
 71 9900 SF  
 78 9900 SF  
 70 12199 SF  
 79 10725 SF  
 83 6600 SF  
 84 6600 SF  
 82 18700 SF  
 86 6600 SF  
 80 9900 SF  
 87 16500 SF  
 657 13288 SF  
 88 5500 SF  
 90 6535 SF  
 658 15241 SF  
 599 10103 SF  
 862 20603 SF  
 495 22958 SF

MAPLE  
 THWEST

MAPLE AVENUE

SPRING STREET

PROSPECT AVENUE

PLEASANT VIEW

GARDEN STREET

ANTHAM STREET

SOUTHWEST AVENUE

CLARKE STREET

WINDSOR

HIGH STREET

COLUMBIA AVENUE

NARRAGANSETT AVENUE

CD

CL

CD

COLUMBIA

13200 SF

14400 SF

13200 SF

13696 SF

546 SF



CORRESPONDENCE  
**received**  
7-6-20 pw

Michael & Paula Swistak  
143 Narragansett Avenue  
Jamestown RI 02835

6 July 2020

Town of Jamestown  
93 Narragansett Avenue  
Jamestown RI 02835

Attn: Chris Costa, Zoning Official

Re: Andrew & Colleen MacIntyre – 8 Maple Avenue  
Setback Variance Application

Dear Chris,

Please accept this letter in support of the Setback Variance Application submitted to the Zoning Board for consideration, by Andrew and Colleen MacIntyre of 8 Maple Avenue, Jamestown.

We are direct abutters to the MacIntyre property, and have no reservations with regard to their request for relief from the Zoning Regulations.

In fact, we endorse their application to enhance the exterior of their home with the addition of a front porch.

Please add this letter to the official record when the application is presented to the Zoning Board.

Sincerely,

*Michael Swistak*  
*Paula Swistak*

Michael & Paula Swistak

CC: Richard Boren Esq., Zoning Board Chairperson  
Patricia Westall, Zoning Clerk  
Andrew & Colleen MacIntyre

**Michael & Paula Swistak  
143 Narragansett Avenue  
Jamestown RI 02835**

6 July 2020

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Sincerely,

Michael & Paula Swistak

CC: Richard Boren Esq., Zoning Board Chairperson  
Patricia Westall, Zoning Clerk  
Andrew & Colleen MacIntyre

Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to replace the existing six (6) foot deck with a front porch about 8ft deep x 25 ft.

12. Number of families for which building is to be arranged: 1

13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

This application seeks relief from Section 82-302, District dimensional regulations and Table 3-2, R20 Zoning District regulations, to replace the existing six (6) foot deck with a front porch 8 feet deep by approximately 25 feet wide, where the existing deck is approximately 19.8 feet from the front property line and the proposed porch is 17 feet from the front property line where 30 feet is required. The Applicant also seeks relief from Article 7 Section 82-705 as the existing structure is currently located approximately 19.8 feet from the front property line.

15. State the grounds for exception or variation in this case:

This property possesses unique characteristics that require the relief requested.

This hardship is present due to the unique characteristics of the subject lot.

The granting of the requested variance will not alter the general characteristic of the surrounding area.

The relief requested is the least relief necessary.

The hardship amounts to more than a mere inconvenience without the requested relief.

The requested relief will allow the applicant to construct a front porch that aesthetically fits with the neighborhood and surrounding properties.

Respectfully Submitted,

Signature: /s/ christian s. infantolino  
77 Narragansett Avenue  
Jamestown, RI 02835

Phone: 401-423-0400

**NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION**

**Michael & Paula Swistak  
143 Narragansett Avenue  
Jamestown RI 02835**

6 July 2020

Town of Jamestown  
93 Narragansett Avenue  
Jamestown RI 02835

Attn: Chris Costa, Zoning Official

Re: Andrew & Colleen MacIntyre – 8 Maple Avenue  
Setback Variance Application

Dear Chris,

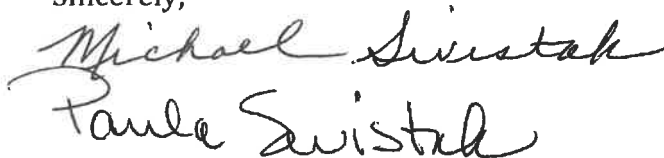
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In fact, we endorse their application to enhance the exterior of their home with the addition of a front porch.

Please add this letter to the official record when the application is presented to the Zoning Board.

Sincerely,

Handwritten signatures of Michael Swistak and Paula Swistak. The signature of Michael Swistak is written in cursive and is positioned above the signature of Paula Swistak, which is also in cursive.

Michael & Paula Swistak

CC: Richard Boren Esq., Zoning Board Chairperson  
Patricia Westall, Zoning Clerk  
Andrew & Colleen MacIntyre

**From:** Colleen MacIntyre colleenmacintyre@aol.com  
**Subject:** Fwd: permit  
**Date:** July 23, 2020 at 10:06 AM  
**To:**



Begin forwarded message:

**From:** Drew <darkstar33@cox.net>  
**Subject:** FW: permit  
**Date:** July 20, 2020 at 4:01:29 PM EDT  
**To:** Colleen MacIntyre <colleenmacintyre@aol.com>

Sent from Mail for Windows 10

---

**From:** Drew  
**Sent:** Monday, July 20, 2020 3:38 PM  
**To:** Drew  
**Subject:** permit

Andrew Schlachter  
10 Maple Avenue  
Jamestown, RI 02835  
401 423-2864

July 20, 2020

Town of Jamestown  
Zoning Board of Review  
93 Narragansett Avenue  
Jamestown, RI 02835

Dear Sirs:

I am writing in regard to the application of Andrew and Colleen MacIntyre for a variance in an upcoming home project. The applicants will be constructing a front porch on their residence located at 9 Maple Avenue. I wholeheartedly endorse this project and have no issues or complaints about it moving forward. I would hope they receive the leeway on the front setback.

Sincerely,

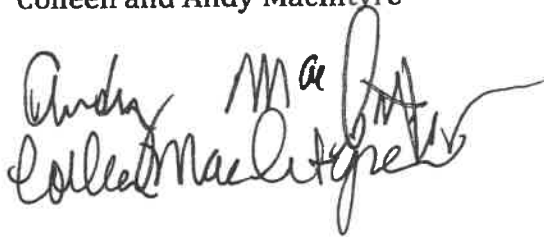
Andrew Schlachter

Dear Maple Avenue Neighbors,

June 15, 2020

We hope this letter finds you well and staying safe during this pandemic. We are writing to let you know we are applying for a permit to build a front porch. Our intention is to build a porch that blends in with our 100 year old home and looks like it was always a part of it. We wanted you to be aware of our intentions. If you have any questions or concerns, please don't hesitate to ask Andy or myself. We are excited and hope that it comes to fruition.

All our best,  
Colleen and Andy MacIntyre

Handwritten signatures of Andy and Colleen MacIntyre. The signature for Andy is written above the signature for Colleen. Both signatures are in cursive and include the last name 'MacIntyre'.

CD N.Y.N.E.X.#2

Maple Avenue  
(Public - 40' Wide)

⑤  
Rail Fence

N37°57'32"E

60.00'

N13°43'15"

Iron Rod  
Cap (Set)

Gravel  
drive

Drill Hole

CD N.Y.N.E.X.#2-8A

25.8'

17.4

25.4'

8'

Deck

23.4'

25.3'

30' Front Yard

27.8'

4 Bedroom  
Colonial Style  
Dwelling

Deck

28.4'

Covered  
Porch

24.1'

3.3'

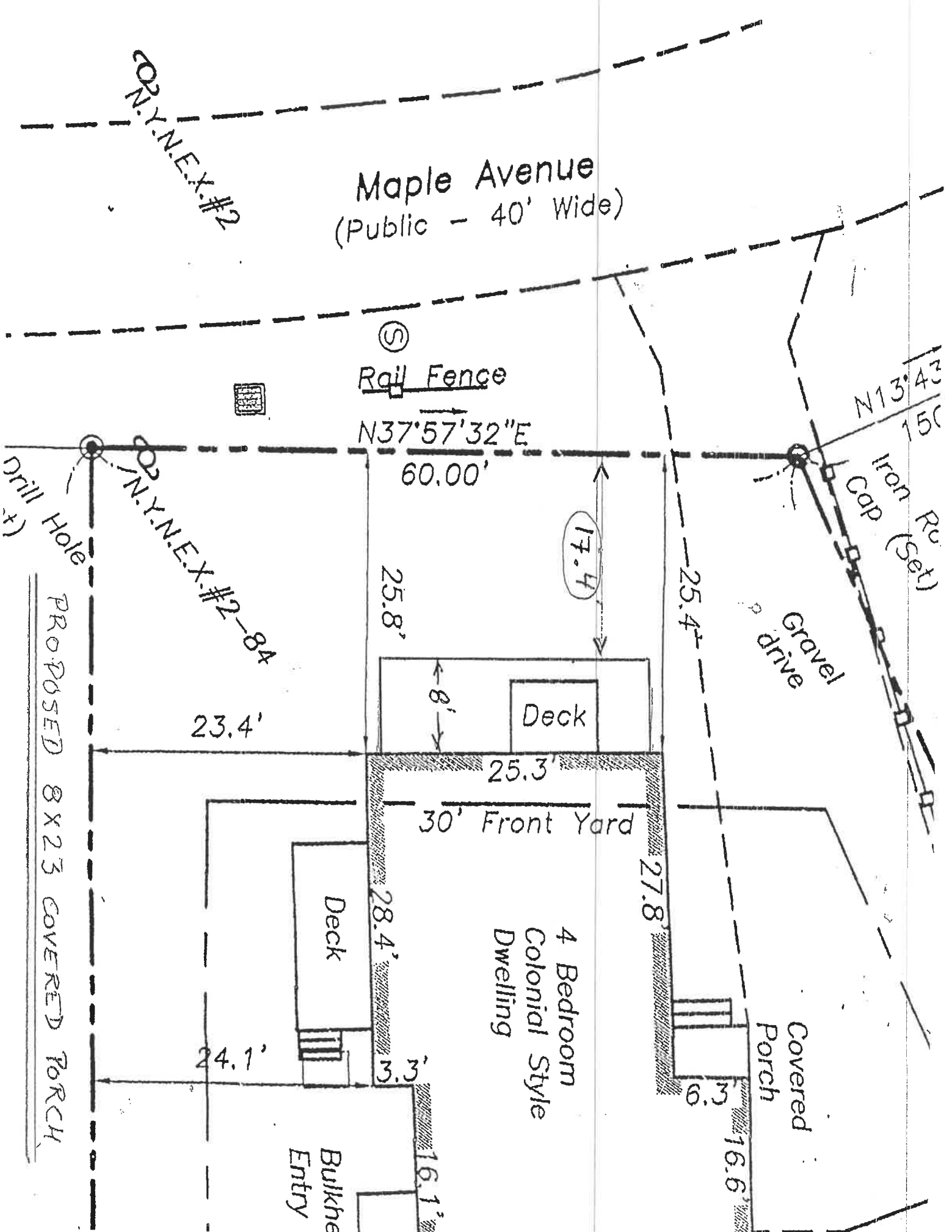
6.3'

16.6'

Bulkhead  
Entry

16.1'

PROPOSED 8X23 COVERED PORCH



11 copies

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review:

Jamestown, Rhode Island

Date 6/19/20

Gentlemen/Ladies:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the ground hereinafter set forth.

Applicant: Andrew Bilodeau Esq., 1350 Division Rd #102, West Warwick, RI 02893

Owner - same as applicant

Lessee - N/A

Location of premises: No. - N/A Street - Beach Ave

1. Assessor's Plat 5, Lot 164
2. Dimensions of the lot: Frontage - 120 ft , Depth - 180 ft, Area - 21,600 sq ft
3. Zoning District in which premises is located: R-40
4. How long have you owned above premises? One Year +
5. Is there a building on the premises at present - No
6. Size of existing building - N/A Size of proposed building or alteration - 51' x 30' = 1530 sf
7. Distance of proposed building or alteration from lot lines:  
Front - 30' Rear - 90' Left Side - 10', Right Side - 59'
8. Present use of premises: - Vacant land
9. Proposed use of premises: single family
10. Location of septic tank and well on lot - See site plan



11. Give extent of proposed alterations: Construction of single family house

12. Number of families for which building is to be arranged: one

14. Have you submitted plans for above to Inspector of Buildings? Yes

Inspector of Building refused a permit? yes

15. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

Application of Andrew Bilodeau whose property is located at Beach Ave x Riptide St, and further identified as Tax Assessor's Plat 5, Lot 164 for a Variance/Special Use Permit from Article 3, Section 82-314 High Ground Water Ordinance Sub-District A and Section 82-302-2 Table 3-2 "Setbacks",

Article 6, Section 82-601 Section "Special Use Permits" and Sections 82-605 & 82-606 to construct a single family dwelling with a front yard setback of 30' where 40' is required in a High Groundwater Sub-district A. Said property is located in an R-40 zone and contains 21,600 sf

16. State grounds for exceptions or variation in this case:

Lot is 21,600 sf however, it contains 6038sf of forested wetlands and 6143sf of wetlands buffer leaving 9419sf buildable area. The required side yard setbacks are 10' and the front is 40'. The rear of the proposed house averages 17' from the wetlands buffer. With the inclusion of the OWTS and the rain garden for stormwater control the buildable area for the lot is reduced considerably. We are proposing to place the building 30' from the front yard lot line which requires 10' of dimensional relief. The height of the house is allowed to be 35' by the zoning ordinance (No design yet). The location of the lot is such that a two or three story house would access a west passage water view from the upper stories. Water view, view corridor obstruction always cause consternation with upland abutters. Fortunately in this case the upland area (to the west) is a very large area of forested

wetlands which are unbuildable. Thus we do not anticipate view corridor conflicts with the development.

The OWTS #9015-0061 was previously approved with an expiration date of 10-06-2019 however the previous owner (Catanzaro) called in a start of construction on 10-02-2019 which extended the expiration date to 10-02-2020.

The RIDEM wetlands permit, #11-0199 expires July 1, 2020.

In 2012 the property was granted a 10' dimensional variance for front yard setback, a dimensional variance for the separation between the wetland edge and the OWTS and a special use permit for the construction of a single family house in a High Ground Water Sub-District A. Since then the town has aligned its requirement for the separation between an OWTS and a wetland edge to match that of the State's to 50'. This has eliminated the need for a dimensional variance.

This request is for a 10' dimensional variance from the front yard setback and for a special use permit to allow the construction of a single family dwelling in a High Ground Water Sub-district A.

Respectfully submitted,



Andrew Bilodeau Esq.  
350 Division St #102  
West Warwick, RI 02893  
401-300-4055

**NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.**

# RI DEM OWTS Permit Search

## DEM OWTS (Septic System) Permit Search (after 1990)

- One OWTS application matched your search criteria.

### OWTS Application #9015-0061

Location:	Beach Avenue, Jamestown
Plat/Lot:	Plat 5 Lot 164
Owner Name:	Catanzaro, Bartholomew
Designer Name:	John Rockwell
Total Flow:	450
If your system was approved prior to 2008 calculate the number of bedrooms by dividing Total Flow by 150 gallons/bedroom. If your system was approved after 2008, divide Total Flow by 115 gallons/bedroom.	

### Historical information

10-06-2019	Application Expiration Date
10-02-2019	Start of Construction
10-06-2018	Application Expiration Date
02-22-2013	Correspondence Received
02-14-2012	Application Expiration Date
02-15-2008	Approval Mailed
02-14-2008	Application Approved
02-14-2008	Review Application Resubmission
02-12-2008	Response to Unacceptable Received
05-18-2006	Unacceptable Form Mailed to Applicant
05-17-2006	Application Found Unacceptable
05-17-2006	Application Review
04-26-2006	New Building Construction App. Rec'd
11-21-2005	Variance Denial Mailed
11-18-2005	Variance Denied
11-16-2005	Variance Unacceptable Review
08-04-2005	Response to Variance Deficiency Received
06-17-2005	Variance Unacceptable Mailed
06-16-2005	Variance App. Returned Unacceptable
06-14-2005	Variance Unacceptable Review
04-18-2005	Response to Variance Deficiency Received
03-22-2005	

2/3/2020

RI.gov: DEM Onsite Wastewater Treatment Systems application search form

03-21-2005	Site Evaluation Approved
03-21-2005	Site Evaluation Form Review
03-18-2005	Soil Evaluation - CONCUR
03-17-2005	Site Evaluation Form Received
03-15-2005	Dry Season Inspection for Soil
02-11-2005	Dry Season Application Received
12-28-2004	Variance Unacceptable Mailed
12-24-2004	Variance App. Returned Unacceptable
12-22-2004	Variance Unacceptable Review
10-18-2004	Response to Variance Deficiency Received
07-19-2004	Variance Unacceptable Mailed
07-16-2004	Variance App. Returned Unacceptable
07-16-2004	Variance Application Review
05-06-2004	Variance Application Received
04-11-1995	WTV Verification Mailed
04-11-1995	Water Table Verified
04-11-1995	Water Table Verification Site Visit
03-01-1995	Water Table Verification Request Rcd.
09-28-1993	Unacceptable Form Mailed to Applicant
09-28-1993	Application Found Unacceptable
09-27-1993	Application Review
09-02-1993	New Building Construction App. Rec'd
08-16-1993	Unacceptable Form Mailed to Applicant
08-16-1993	Application Found Unacceptable
08-16-1993	Application Review
06-24-1993	Renewal Application Received
07-14-1992	Approval Mailed
07-14-1992	Application Approved
07-14-1992	Review Application Resubmission
06-22-1992	Response to Unacceptable Received

Last updated 01-31-2020 08:10 PM



# DEM Wetlands Permit Application Search

## DEM Wetland Application Search

1 application matched your search criteria.

### DEM Wetland Application #11-0199

Applicant name	Catanzaro, Bartholomew
Organization name	
Location	Riptide Street Jamestown
Plat/Lot	Plat 5 / Lot 164
Project information	- Residential Lot (New)
Plan	<a href="#">View</a>

### Location description

approximately 30 feet east of Beach Avenue and approximately 30 feet south of the intersection with Riptide Street, Utility Pole No. 20, Assessor's Plat 5, Lot 164, Jamestown, RI

### Historical information

**January 23, 2012**

Permit Recorded in Land Evidence Record

**January 13, 2012**

Insignificant Alteration Permit Issued

**January 13, 2012**

Application Review by Supervisor

**January 11, 2012**

Application Review by Biologist

**December 20, 2011**

Applicant Response to Tech. Deficiency

**November 08, 2011**

Technical Deficiency Letter Sent

**November 08, 2011**

Application Review by Biologist

**October 20, 2011**

Supervisor for Assignment

**October 19, 2011**

Preliminary Determination Application

For more information, you may call the DEM at 222-4700 or visit the DEM offices to set up an appointment to review this file or check on file availability for review. Office hours are Monday through Friday 8:30 AM to 4:00 PM. See <http://www.dem.ri.gov/directions/foundry-offices.php> for directions.

Search criteria



## Office of the Town Planner MEMORANDUM

**TO:** Jamestown Zoning Board of Review  
**FROM:** Lisa Bryer, AICP, Town Planner  
**RE:** Motion for Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, Sub-District A – Andrew Bilodeau: AP 5, Lot 164; Beach Avenue, Jamestown, RI  
**DATE:** June 10, 2020

---

At the June 3, 2020 a Planning Commission meeting was held remotely by Zoom. At the meeting, the Planning Commission voted unanimously to recommend to the Jamestown Zoning Board, approval of the application of Andrew Bilodeau: AP 5, Lot 164; Beach Avenue, Jamestown, RI; being reviewed under Zoning Ordinance Section 314 - High Groundwater Table and Impervious Overlay District Sub-district A review in accordance with the plan entitled Development Plan Beach Ave Plat 5 Lot 164 Jamestown, RI, by RP Engineering, Inc., 121 Suffolk Drive, North Kingstown, RI 02852, 885-7255. The recommendation for approval is based on the following findings of facts as amended:

### Findings of Fact Section 314

1. This site was previously reviewed and approved under the HGWT process in 2012;
2. Property is 21,600 sf in area;
3. The existing site is undeveloped;
4. The lot has OWTS approval RIDEM permit # 9015-0016;
5. Topography on the lot is flat;
6. There is a freshwater wetland wooded swamp (6038 sf) and its associated 50' perimeter wetland along the east side of the property;
7. Existing impervious cover is **0 sf or 0 %**;
8. Five (5) soil evaluations were conducted on the property. The results indicate an 18-inch seasonal high water table and 31" inches to category 9 soils. The site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District. The maximum impervious cover allowed is 10% (1556 sf);
9. The applicant is proposing to construct a 3-bedroom dwelling, a pervious driveway, OWTS and well;
10. The total proposed impervious cover proposed is **1530 sf**;
11. A new 3-bedroom advanced treatment OWTS (RIDEM permit #9015- 0016) is proposed;
12. For stormwater mitigation, a rain garden is proposed. The rooftop is directed toward a rain garden (with a bottom area of 576 sf);

13. The applicant's representative Richard Pastore, PE represented the applicant as an expert witness before the Planning Commission on 6-3-20;
14. The proposed impervious cover is **9.8%**, **1530 sf**. The maximum allowable impervious coverage for this site is 1556 sf;
15. The proposed BMP's provide treatment for the 1" water quality volume and provide storage for runoff from a 10-year frequency storm event for the proposed impervious surface on the site;
16. Jamestown Engineer Jean Lambert provided correspondence to Chris Costa, Building Official and Lisa Bryer, Town Planner dated February 24, 2020 regarding the Bilodeau application (attached) which notes that, the proposal, in her professional judgement, the requirements for development within 82-314 of the Zoning Ordinance have been met.

#### **Recommended Conditions of Approval**

1. A Special Use Permit for Section 314 is required from the Zoning Board of Review;
2. The proposed infiltration area and rain garden area must be physically delineated on the site prior to the commencement of construction to prevent compaction of the soil by heavy equipment;
3. An as-built plan should be provided at the completion of construction to the Building Official depicting the size and location of the house, size and location of the rain gardens, and verifying the elevations and grading shown on the proposed site plan;
4. The OWTS must be inspected and maintained as required by the Town Onsite Wastewater Management Program. A maintenance contract must be recorded in the land evidence records and a copy of the recorded document shall be submitted to the Planning Department; and,
5. The Operation and Maintenance (O & M) Plan (reproduced in 8.5" x 11" for the stormwater mitigation (rain gardens) shall be recorded in the Office of the Town Clerk with the Zoning Approval and evidence of such shall be provided to the Zoning Enforcement Officer as well as the Planning Department.
6. An erosion and sediment control permit will be required from the building official prior to commencement of construction. Erosion and sediment controls shall be installed at the down gradient limit of disturbance as shown on the site plans. Erosion controls shall be maintained until final stabilization is achieved on the site.

Attachments: 1) Memo from Jean Lambert, PE updated June 10, 2020 (accurate sf of rain garden)

2) A copy of the Application and Plan referenced above dated revised January 24, 2020



# Town of Jamestown, Rhode Island

## Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

---

Date: June 10, 2020

To: Chris Costa, Building Official  
Lisa Bryer, Town Planner

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**  
Andrew Bilodeau: AP 5, Lot 164; Beach Avenue, Jamestown, RI

I have reviewed the site plan entitled, “Development Plan, Beach Ave, Plat 5 Lot 164, Jamestown RI” revision dated 2/14/2020 and prepared by RP Engineering, Inc. for the above referenced property. **In my professional judgement, the requirements for development within 82-314 Sub-District A have been met.** This site was previously reviewed and approved under the HGWT process in 2012.

### Existing Site/Soil Information:

Property is 21,600 sf in area. The existing site is undeveloped. Topography on the lot is flat. There is a freshwater wetlands wooded swamp (6038 sf) and its associated 50’ perimeter wetland along the east side of the property. Existing impervious cover is approximately 0 sf.

Five (5) soil evaluations were conducted on the property. The results indicate an 18-inch seasonal high water table and 31” inches to category 9 soils. The site falls under **Sub-district “A”** requirements of the High Groundwater Table and Impervious Overlay District. The maximum impervious cover allowed is 10% (1556 sf).

### Proposed Site:

The applicant is proposing to construct a 3-bedroom dwelling, a pervious driveway, OWTS and well. The total proposed impervious cover is 1530 sf. A new 3-bedroom advanced treatment OWTS (RIDEM permit #9015-0016) is proposed. For stormwater mitigation, a rain garden is proposed. The rooftop is directed toward a rain garden (with a bottom area of 576 sf).

### **Zoning Section 82-314 Review**

#### Impervious Coverage & Stormwater Management:

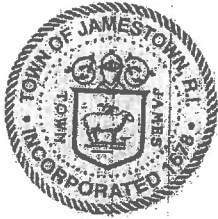
The proposed impervious cover is 9.8%, 1530 sf. The maximum allowable impervious coverage for this site is 1556 sf. The proposed BMP’s provide treatment for the 1” water quality volume and provide storage for runoff from a 10-year frequency storm event for the proposed impervious surface on the site.

### Recommendations/Conclusions:

- Rain garden maintenance requirements shall be recorded into the land evidence record.
- The proposed rain garden area shall be physically delineated on the site prior to the commencement of construction to prevent compaction of the soil.
- Erosion and sediment controls shall be installed at the downgradient limits of site disturbance as shown on the site plan prior to the commencement of construction.







# Application Form

## Jamestown Zoning Section 314 High Ground Water Table and Impervious Layer Overlay District

### SECTION I: GENERAL INFORMATION

PROPERTY OWNER: ANDREW BILODIANU ESQ TELEPHONE: 401 300 4055

MAILING ADDRESS: 1350 DIVISION RD # 102  
WEST WARWICK, RI 02893

SITE LOCATION: BROAD AVE x RIPTIDE ST (STREET)

PLAT: 5 LOT: 164 LOT AREA: 21600 SF

PROJECT DESCRIPTION: CONSTRUCT SINGLE FAMILY RESIDENCE

### SECTION II: SOIL INFORMATION

CLASS IV SOIL EVALUATOR:

NAME: P SUDESA RIDEM LICENSE #: 4049 TELEPHONE: \_\_\_\_\_

NUMBER OF SOIL EVALUATIONS: 5 (ATTACH ALL SOIL EVALUATIONS (IN PROPT FILES))

DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN INCHES): 24"

DEPTH TO CATEGORY 9 SOILS (IN INCHES): 31"

OFFICE ONLY: SUB-DISTRICT CLASSIFICATION: (A) or B

### SECTION III: OWTS INFORMATION

TYPE OF OWTS: BSF RIDEM PERMIT #: 9015-0016

DISTANCE BETWEEN THE WELL AND LEACHFIELD: 115'

OWTS AND WELL LOCATED ON THE SAME LOT AS THE STRUCTURE IT SERVES? (Y) OR N

### SECTION IV: SITE INFORMATION

TYPE OF STORMWATER CONTROL SYSTEM: RAIN GARDENS

TOTAL BUILDABLE AREA (TOTAL LOT AREA - WETLAND AREA): 21600 - 6038 = 15562 sf

PROPOSED IMPERVIOUS AREA: 2220 sf

% IMPERVIOUS COVERAGE ALLOWED: 15%

% IMPERVIOUS COVERAGE PROPOSED: 14.27  
(AREA IMPERVIOUS / TOTAL BUILDABLE AREA)

**SECTION V: CONTACT INFORMATION**

**OWTS DESIGNER:**

NAME: Peter Swessa PLS RIDEM LICENSE #: 2016

ADDRESS: COUNTRY SURVEY  
46 SOUTH MAIN ST, COUNTRY, RI 02816

SIGNATURE: ON FILE DATE: \_\_\_\_\_

TELEPHONE: 823-5028 EMAIL: \_\_\_\_\_

**STORMWATER SYSTEM DESIGNER:**

NAME: RICHARD PASTORE P.E. STATE LICENSE #: 5815

ADDRESS: 121 SUFFOLK DR  
NORTH KINGSTOWN, RI 02852

SIGNATURE: [Signature] DATE: 1/23/20

TELEPHONE: 885 7255 EMAIL: RPUNGRI@GMAIL.COM

**APPLICANT CONTACT INFORMATION:**

NAME: SEE OWNER INFO

ADDRESS: \_\_\_\_\_

SIGNATURE: [Signature] DATE: 1/30/20

TELEPHONE: 401 300 4055 EMAIL: ABALORDAU@BALORDAUCAPALSO.COM

**SUBMISSION REQUIREMENTS**

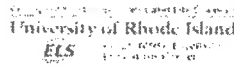
Submit one copy of the following items for preliminary review. Applicant will be notified when additional copies are required for Planning Board review.

- Application Form
- Site Plan
- Soil Evaluations (include all results for site) IN PLANNING DEPT FILE
- Stormwater Analysis
- Project Narrative
- Proposed Building Floor Plans (if applicable)
- Approved RIDEM OWTS permit IN PLANNING DEPT FILE
- O&M Requirements for Stormwater Mitigation

Contact Jean Lambert at 423-7193 or [jlambert@jamestownri.net](mailto:jlambert@jamestownri.net) with questions regarding HGWT applications.

THESE ARE ONLY PLANTS APPROVED FOR RAIN GARDENS DUE TO "FILTER"

RHODE ISLAND COASTAL PLANT GUIDE



RAIN GARDEN FILTER "EN"

37 of 231 Species Page 1 of 1 Clear Filter Help | About the Coastal Plant Guide

Enter all or part of name above to filter list (Select from dropdown list to filter plants by attributes)

Species	Common Name	Zone	Plant Type	Native Status	Ful Status	Shade Tolerant	Drought Tolerant	Wet Sites Tolerant	And Tolerant	Na.Spray Tolerant	Na.Soil Tolerant	Acid Tolerant	pH Adapt	Re Gardens	Dure Plant	Height	Width	Availability
<i>Amelanchier arborea</i> l	Serviceberry	1	Tree	+	+	+	+	-	+	-	+	-	+	-	-	>10'	15-25'	10,67,74,57
<i>Amelanchier canadensis</i> l	Shadbush	1	Shrub	+	+	+	+	+	+	+	+	+	+	+	+	>10'	variable	8,10,22,52,74,77,100,57
<i>Amelanchier laevis</i> l	Allegheny Serviceberry	1	Tree	+	+	+	+	-	+	+	+	+	+	-	-	>10'	15-25'	8,10,67,74,77,57
<i>Arctostaphylos uva-ursi</i> l	Bearberry	1	Shrub	+	+	+	+	-	+	+	+	-	+	-	-	<2'	variable	8,10,22,24,41,52,67,74,77,100
<i>Asclepias tuberosa</i>	Butterfly Milkweed	2	Per.	+	+	-	+	-	-	-	-	-	+	-	-	2-6'	2'	8,10,12,22,24,67,74,77
<i>Astilbe sp.</i>	Astilbe	2	Per.	-	+	+	-	-	-	-	-	-	+	-	-	2-6'		2,8,10,12,22,24,67,74,77,35,51
<i>Carex stricta</i>	Tussock Sedge	2	Grass	+	+	+	+	+	-	-	+	-	+	-	-	<2'	1.5-2'	10,12,22,24,35,67,74
<i>Cephalanthus occidentalis</i>	Common Buttonbush	1	Shrub	+	+	+	-	+	+	-	+	-	+	-	-	2-6'	3-6'	8,10,52,74,77,100
<i>Clethra alnifolia</i>	Sweet Pepperbush	1	Shrub	+	+	+	+	+	+	+	+	+	+	+	-	6-10'	4-6'	8,10,22,24,41,52,67,74,77,100,51,81
<i>Comptonia peregrina</i>	Sweet Fern	2	Shrub	+	+	+	+	+	+	-	+	-	+	-	-	2-6'	4-8'	10,52,74,77,100,57
<i>Cornus amomum</i> l	Silky Dogwood	1	Shrub	+	+	+	+	+	+	-	+	-	+	-	-	6-10'	6-10'	8,10,22,52,74,100,57
<i>Cornus racemosa</i> l	Gray Dogwood	1	Shrub	+	+	+	+	+	+	+	+	+	+	-	-	6-10'	variable	8,10,22,52,67,74,100,57
<i>Cornus sericea</i> l	Redosier Dogwood	1	Shrub	+	+	+	+	+	+	+	+	+	+	-	-	6-10'	7-9'	8,10,22,52,67,74,100,57
<i>Eupatoriadelphus dubius</i>	Coastal Plain Joe Pye Weed	2	Per.	+	+	-	-	+	-	-	-	-	+	-	-	2-6'	2-3'	12,67
<i>Eupatoriadelphus maculatus</i>	Spotted Trumpetweed	2	Per.	+	+	-	-	+	-	-	-	-	+	-	-	2-6'		10,67
<i>Eupatorium perfoliatum</i>	Boneset	2	Per.	+	+	-	-	+	-	-	-	-	+	-	-	2-6'	3-4'	10,12,67,74,77,100
<i>Eupatorium purpureum</i>	Joe Pye Weed	1	Per.	+	+	-	-	+	+	+	+	+	+	-	-	2-6'	3'	2,10,12,22,24,67,74,77,100
<i>Hamamelis vernalis</i>	Vernal Witchhazel	1	Shrub	-	+	+	+	+	+	+	-	-	+	+	-	6-10'	6-10'	2,8,10,22,52,74,77,57
<i>Hibiscus moscheutos</i>	Rose Mallow	2	Per.	+	+	-	-	+	+	+	+	+	+	+	-	6-10'	3-5'	2,8,10,12,22,24,67,74,77,35
<i>Ilex glabra</i>	Inkberry Holly	1	Shrub	+	+	+	+	+	+	+	+	+	+	+	-	6-10'	8-10'	2,8,10,22,24,52,67,74,77,51,81
<i>Ilex opaca</i>	American Holly	2	Tree	+	+	+	+	+	-	-	+	-	+	-	-	>10'	15-30'	2,10,22,24,67,74,77,57
<i>Ilex verticillata</i> l	Winterberry Holly	1	Shrub	+	+	+	+	+	+	+	+	+	+	+	-	6-10'	6-10'	2,8,10,22,24,41,52,67,77,100,57
<i>Iris versicolor</i>	Blue Flag	2	Per.	+	+	+	-	+	-	-	-	-	+	-	-	2-6'	1-2'	2,10,12,22,24,51,67,74,77,100
<i>Kalmia latifolia</i>	Mountain Laurel	2	Shrub	+	-	+	+	-	-	-	+	+	+	-	-	>10'	5-12'	2,10,22,24,52,56,67,74,77,100,57
<i>Ledum groenlandicum</i>	Labrador Tea	2	Shrub	+	+	+	-	+	-	-	+	-	+	-	-	2-6'	2-4'	67
<i>Lindera benzoin</i> l	Spicebush	2	Shrub	+	+	+	-	+	-	-	+	-	+	-	-	>10'	-	2,8,10,52,67,74,77,100
<i>Morella (Myrica) pennsylvanica</i> l	Bayberry	1	Shrub	+	+	+	+	-	+	+	+	-	+	+	-	>10'	5-12'	2,8,10,22,52,67,74,77,57
<i>Panicum virgatum</i>	Sw tchgrass	1	Grass	+	+	-	+	-	+	-	+	-	+	+	-	6-10'	2-3'	28,10,12,22,24,51,52,67,74,77,100
<i>Photinia melanocarpa</i>	Black Chokeberry	1	Shrub	+	+	+	+	+	+	+	+	-	+	-	-	2-6'	10'	52,67,74,100
<i>Photinia pyrifolia</i>	Red Chokeberry	1	Shrub	+	+	+	+	+	+	+	+	-	+	-	-	>10'	5'	52,67,100
<i>Rhododendron viscosum</i>	Swamp Azalea	2	Shrub	+	-	+	+	+	-	-	+	-	+	-	-	6-10'	3-8'	8,10,24,52,67,74,77
<i>Rhus copallinum</i>	Winged Sumac	1	Shrub	-	+	+	+	+	+	+	+	+	+	+	-	>10'	20-30'	8,10,74
<i>Rudbeckia fulgida</i> 'Goldstrum'	Orange Coneflower	2	Per.	-	+	-	+	-	-	-	-	-	+	-	-	2-6'	1.5-2'	2,8,10,12,22,24,67,74,77,35
<i>Symphoricarpos novae-angliae</i>	New England Aster	2	Per.	+	+	-	+	-	+	-	-	-	+	-	-	2-6'	4'	2,10,12,22,24,67,74,77,100,35
<i>Vaccinium corymbosum</i> l	Highbush Blueberry	1	Shrub	+	+	+	+	+	+	+	+	-	+	-	-	>10'	8-12'	2,8,10,22,24,52,67,74,77,100,57
<i>Vernonia noveboracensis</i>	New York Ironweed	2	Per.	+	+	-	+	-	-	-	-	-	+	-	-	2-6'	2-3'	12,22,67,74,100
	Arrowwood	1	Shrub	+	+	+	+	+	+	+	+	+	+	+	-	>10'	6-15'	2,8,10,22,24,41,52,67,74,77,51,81,100

# RI DEM OWTS Permit Search

## DEM OWTS (Septic System) Permit Search (after 1990)

- One OWTS application matched your search criteria.

### OWTS Application #9015-0061

*Location:* Beach Avenue, Jamestown

*Plat/Lot:* Plat 5 Lot 164

*Owner Name:* Catanzaro, Bartholomew

*Designer Name:* John Rockwell

*Total Flow:* 450

If your system was approved prior to 2008 calculate the number of bedrooms by dividing Total Flow by 150 gallons/bedroom. If your system was approved after 2008, divide Total Flow by 115 gallons/bedroom.

### Historical information

10-06-2019	Application Expiration Date
10-02-2019	Start of Construction
10-06-2018	Application Expiration Date
02-22-2013	Correspondence Received
02-14-2012	Application Expiration Date
02-15-2008	Approval Mailed
02-14-2008	Application Approved
02-14-2008	Review Application Resubmission
02-12-2008	Response to Unacceptable Received
05-18-2006	Unacceptable Form Mailed to Applicant
05-17-2006	Application Found Unacceptable
05-17-2006	Application Review
04-26-2006	New Building Construction App. Rec'd
11-21-2005	Variance Denial Mailed
11-18-2005	Variance Denied
11-16-2005	Variance Unacceptable Review
08-04-2005	Response to Variance Deficiency Received
06-17-2005	Variance Unacceptable Mailed
06-16-2005	Variance App. Returned Unacceptable
06-14-2005	Variance Unacceptable Review
04-18-2005	Response to Variance Deficiency Received
03-23-2005	Site Evaluation Report Mailed

03-21-2005	Site Evaluation Approved
03-21-2005	Site Evaluation Form Review
03-18-2005	Soil Evaluation - CONCUR
03-17-2005	Site Evaluation Form Received
03-15-2005	Dry Season Inspection for Soil
02-11-2005	Dry Season Application Received
12-28-2004	Variance Unacceptable Mailed
12-24-2004	Variance App. Returned Unacceptable
12-22-2004	Variance Unacceptable Review
10-18-2004	Response to Variance Deficiency Received
07-19-2004	Variance Unacceptable Mailed
07-16-2004	Variance App. Returned Unacceptable
07-16-2004	Variance Application Review
05-06-2004	Variance Application Received
04-11-1995	WTV Verification Mailed
04-11-1995	Water Table Verified
04-11-1995	Water Table Verification Site Visit
03-01-1995	Water Table Verification Request Rcd.
09-28-1993	Unacceptable Form Mailed to Applicant
09-28-1993	Application Found Unacceptable
09-27-1993	Application Review
09-02-1993	New Building Construction App. Rec'd
08-16-1993	Unacceptable Form Mailed to Applicant
08-16-1993	Application Found Unacceptable
08-16-1993	Application Review
06-24-1993	Renewal Application Received
07-14-1992	Approval Mailed
07-14-1992	Application Approved
07-14-1992	Review Application Resubmission
06-22-1992	Response to Unacceptable Received

Last updated 01-31-2020 08:10 PM



# DEM Wetlands Permit Application Search

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## DEM Wetland Application Search

1 application matched your search criteria.

### DEM Wetland Application #11-0199

<i>Applicant name</i>	Catanzaro, Bartholomew
<i>Organization name</i>	
<i>Location</i>	Riptide Street Jamestown
<i>Plat/Lot</i>	Plat 5 / Lot 164
<i>Project information</i>	- Residential Lot (New)
<i>Plan</i>	<a href="#">View</a>

### Location description

approximately 30 feet east of Beach Avenue and approximately 30 feet south of the intersection with Riptide Street, Utility Pole No. 20, Assessor's Plat 5, Lot 164, Jamestown, RI

### Historical information

**January 23, 2012**

Permit Recorded in Land Evidence Record

**January 13, 2012**

Insignificant Alteration Permit Issued

**January 13, 2012**

Application Review by Supervisor

**January 11, 2012**

Application Review by Biologist

**December 20, 2011**

Applicant Response to Tech. Deficiency

**November 08, 2011**

Technical Deficiency Letter Sent

**November 08, 2011**

Application Review by Biologist

**October 20, 2011**

Supervisor for Assignment

**October 19, 2011**

Preliminary Determination Application

For more information, you may call the DEM at 222-4700 or visit the DEM offices to set up an appointment to review this file or check on file availability for review. Office hours are Monday through Friday 8:30 AM to 4:00 PM. See <http://www.dem.ri.gov/directions/foundry-offices.php> for directions.

### Search criteria

Application #

RAIN GARDEN O& M PLAN  
BEACH AVE  
PLAT 5 LOT 164  
JAMESTOWN, RI

1. Rain gardens shall be inspected following at least the first two precipitation events of at least 1.0" to ensure that the system is functioning properly. Thereafter, it shall be monitored and maintained to insure proper functioning, plant growth and survival. Plants shall be replaced on an as-needed basis during the growing season.

2. Silt/sediment shall be removed from the rain garden when the accumulation exceeds one inch or when water ponds on the surface for more than 48 hours. The top few inches of material shall be removed and replaced with fresh soil mixture and mulch.

3. Pruning or replacement of woody vegetation shall occur when dead or dying vegetation is observed.

4. Soil erosion gullies shall be repaired when they occur.

5. Fertilizer or pesticides shall not be applied to plants within rain gardens.

Perennial plants and ground covers shall be replaced as necessary to maintain an adequate vegetated ground cover. Annual plants may also be used to maintain ground cover.





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPLICATION

APPLICATION No. 9015-0061

FOR DEM USE ONLY

DATE RECEIVED 4/11/04

CHECK IF APPLICABLE

AMOUNT RECEIVED \$ 100

CHECK # 119 COST CODE 0

CERTIFICATION

I, PETER SUKUSA (print), the undersigned licensed ISDS designer, certify the prepared this application and accompanying forms, submittals, plans and sketches in accordance with the rules and regulations of the Rhode Island Department of Environmental Management pertaining to individual sewage disposal systems and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

SITE INFORMATION

NO. STREET BEACH AVENUE CITY/TOWN JAMPSTOWN POLE # 20  
 LOT NUMBER 5 LOT NUMBER 164 SUBDIVISION LOT NUMBER N.A.  
 SQUARE FEET 600  
 SUBDIVISION NAME NONE  
 PRELIMINARY, SUBDIVISION SUITABILITY # NONE

OWNER INFORMATION

LAST NAME CAIANZARO FIRST NAME BARTHOLOMEW M.I. ROSE  
 NO. STREET 3 WOODCOCK DRIVE CITY/TOWN JAMPSTOWN ZIP CODE 02919

DEM APPLICATION HISTORY

PREVIOUS WATER TABLE/ISDS # YES  NO  APPLICATION # 9015-0061  
 DEPTH TO VERIFIED WATER TABLE 2' How Determined Soil EXCAVATION

DESIGN INFORMATION

TEST HOLE # 2 DATE EXCAVATED 3/15/05 WETLANDS within 200' of ISDS  YES  NO  
 WETLAND PERMIT  YES  NO PERMIT # 03-0564 DATE OF APPROVAL 1/19/04  
 Groundwater Quality Certification attached?  YES  NO (Required for a system  $\geq$  10,000 gpd.)

DESIGN INFORMATION

BUILDING USE:  Residential  Commercial  Other  
 WATER SUPPLY:  public water  public well  private well  
 # OF DESIGN UNITS 3-PR  
 UNIT DESIGN FLOW 15 gallons per (unit) TOTAL DAILY FLOW 450 gallons  
 TANK SIZE 500 gallons DESIGN PERCOLATION RATE 15 minutes/inch  
 MINIMUM REQUIRED LEACHFIELD AREA 30 square feet  
 LEACHFIELD TYPE 1'  
 TOTAL AREA OF LEACHFIELD PROVIDED 30 SQUARE FEET

Signature of Designer Peter Sukusa  
 Designer License Number D 2016 Phone # 823-5078  
 Business/Company Name CAIANZARO SEWER CO INC  
 I certify that: a) I am the owner of the property indicated under site information on this application, b) I will hire a licensed ISDS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed ISDS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the Department of Environmental Management harmless from any, and all claims relating whatsoever to the system.

Owner(s) Signature [Signature] Phone Number 412-31-5271

PERMIT APPROVAL SECTION  
TO BE COMPLETED BY A DEM OFFICIAL; DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner, and the owner's agents, including the representative of the owner's licensed ISDS designer, this application for an individual sewage disposal system is hereby approved based upon the truth and accuracy of all information submitted. The Department of Environmental Management assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, or the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's or the owner's agents' representations. This approval is subject to future suspension and revocation in the event that subsequent examination reveals any data indicated on any application, form, submitted plan or sketch to be incorrect, or in compliance with the requirements or any condition of this site are such that the approved design is not in accordance with the requirements or in the event that the system discharges sewage on or to the ground surface, or on or to any watercourse or fails to operate satisfactorily in any other manner.

- IMPORTANT: Please note the circled additional terms of approval:
- A. Designer of record must witness and inspect all stages of construction and must submit a certificate of construction in accordance with SD27.00.
  - B. Designer of record must contact DEM 24 hours before start of construction.
  - C. Bottom of leaching area excavation must be inspected by the DEM prior to placement of any gravel or stone.
  - D. System installation must be inspected by DEM prior to covering any component of the system with backfill.
  - E. Approved per variance decision dated 1/19/04, all requirements, conditions and stipulations of which shall be strictly adhered to.
  - F. IA Technology, additional specific installation, operation, or maintenance requirements may apply (see DEM/IA Technology certification for this system type).
  - G. Proper erosion and sedimentation controls must be installed prior to the start of construction.
  - H. Other None

Signature of Department of Environmental Management Official [Signature]  
 Date of Approval 4/11/04  
 Date of Expiration None

APR 21 2004



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
 Department of Environmental Management  
 Office of Water Resources



Site Evaluation Form

Part A - Soil Profile Description

Application Number 9015-0061

Property Owner: BARTHOLOMEW CATANZARO  
 Property Location: OPPOSITE PLE #20 BEACH AVENUE JAMESTOWN  
 Date of Test Hole: MARCH 15, 2005

Soil Evaluator: PETER SUORSA  
 License Number: D4049

Weather: MOSTLY SUNNY 40°  
 Shaded: Yes  No  Time: 11:00 AM

M # / Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0" - 7"	C	S	10YR 3/2	-	-	-	-	fsl	fine gran	fr	3
Bw1	7" - 20"	g	S	2.5Y 4/3	-	-	-	-	fsl	fine l-sbk	fr	3
Bw2	20" - 34"	a	W	2.5Y 4/4	7.5YR 5/8	c	m	d	fsl	med. l-sbk	fr	3
2Cdg	34" - 78"	-	-	2.5Y 4/1	7.5YR 5/8	c	m	d	sil	o-m	fi	9
M # 2 / Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0" - 6"	g	S	10YR 3/2	-	-	-	-	fsl	fine gran	fr	3
Bw1	6" - 19"	C	W	2.5Y 4/3	-	-	-	-	fsl	fine l-sbk	fr	3
Bw2	19" - 32"	a	W	2.5Y 5/4	7.5YR 5/8	c	m	d	sl	fine l-sbk	fr	3
2Cdg	32" - 68"	-	-	2.5Y 4/1	-	-	-	-	sil	o-m	fi	9

Soil Class: BASAL TILL / DENSE TILL  
 Depth to Groundwater Seepage: #1 - 64" #2 - 62"  
 Estimated Seasonal High Water Table: #1 - 24" #2 - 24"

Total Depth of each Test Hole: #1 - #2  
 Depth to Impervious or Limiting Layer: #1 - #2 - NONE OBSERVED  
 Comments:



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
 Department of Environmental Management  
 Office of Water Resources



Site Evaluation Form

Part A - Soil Profile Description

Application Number 9015-0061

Property Owner: BARTHOLOMEW CATANZARO RATS Lot 164

Property Location: OPP. POLE #20 BEACH AVENUE JAMESTOWN

Date of Test Hole: MARCH 15, 2005

Soil Evaluator: PETER SUORSA License Number: D4049

Weather: Mostly Sunny 40° Shaded: Yes  No  Time: 11:00 AM

M #3 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0"-6"	C	S	10YR 3/3	-	-	-	-	fsl	fine gran.	fr.	3
Bw1	6"-18"	g	S	2.5Y 4/2	-	-	-	-	fsl	fine l-sbk	fr.	3
Bw2	18"-31"	a	W	2.5Y 4/3	7.5YR 5/8	f	m	d	fsl	med. l-sbk	fr.	3
2Cdg	31"-64"	-	-	2.5Y 4/1	-	-	-	-	sil	0-M	fi.	9
M #4 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0"-5"	C	S	10YR 3/3	-	-	-	-	fsl	fine gran.	fr.	3
Bw1	5"-13"	g	S	2.5Y 4/3	-	-	-	-	fsl	fine l-sbk	fr.	3
Bw2	13"-38"	a	W	2.5Y 5/4	7.5YR 5/8	f	m	d	sl	fine l-sbk	fr.	3
2Cdg	38"-72"	-	-	2.5Y 4/1	-	-	-	-	sil	0-M	fi.	9

Soil Class: DENSE TILL  
 Depth to Groundwater Seepage: #3-60" #4-47"  
 Estimated Seasonal High Water Table: #3-24" #4-24"

Total Depth of each Test Hole: #3-78" #4-105"  
 Depth to Impervious or Limiting Layer: #3-78" #4-90"  
 Comments: \_\_\_\_\_



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
 Department of Environmental Management  
 Office of Water Resources



MAR 17 2005

Site Evaluation Form

Part A - Soil Profile Description

Application Number 9015-0061

Property Owner: BARTHOLOMEW CATANZARO Plot 5 Lot 164

Property Location: OFF Rte #20 BEACH AVENUE JAMESTOWN

Date of Test Hole: MARCH 15, 2005

Soil Evaluator: PETER SUORSA

License Number: D4049

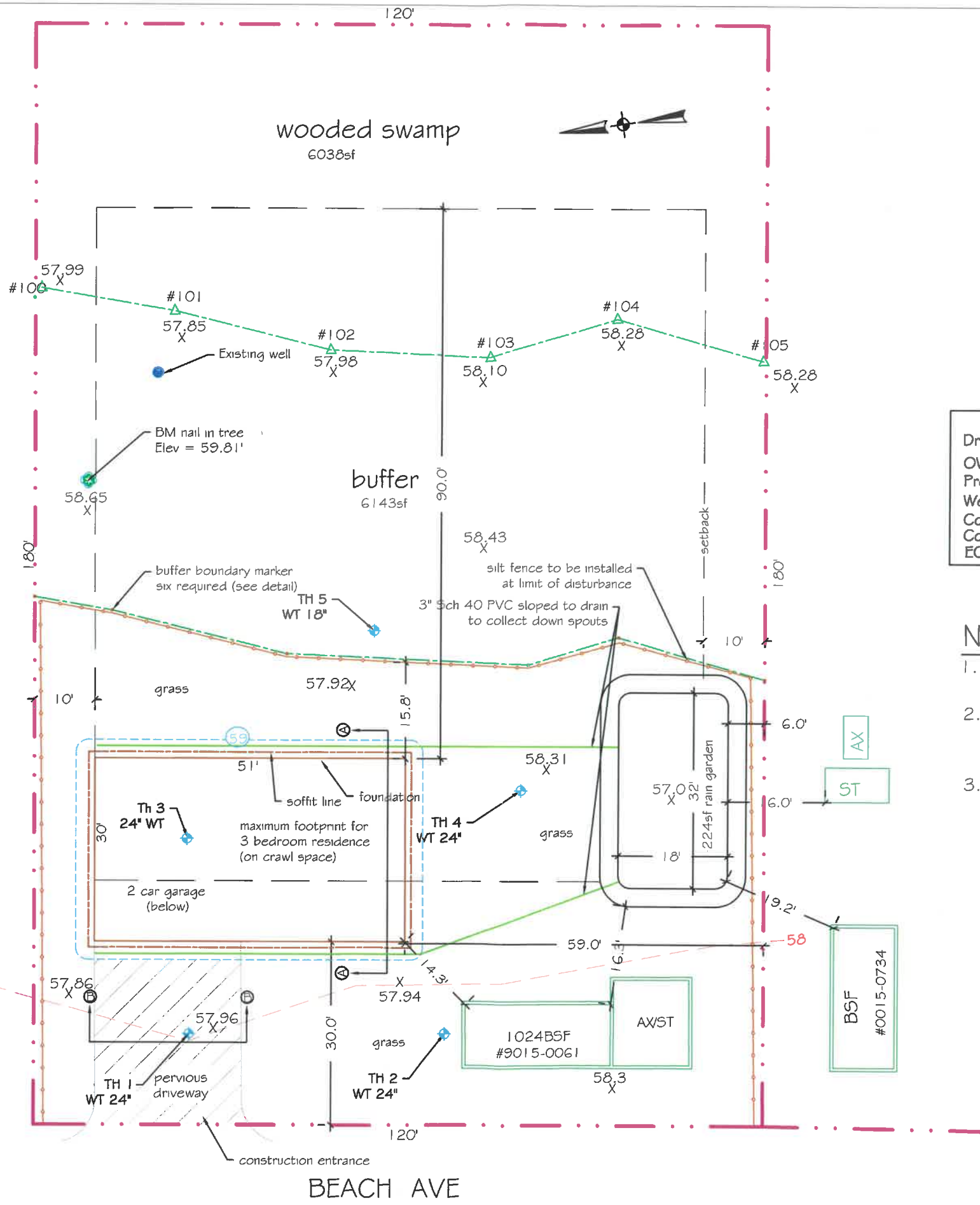
Weather: MOSTLY SUNNY 40°

Shaded: Yes  No  Time: 11:00 AM

M1 #5 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0"-9"	C	S	10YR 3/3	-	-	-	-	fsl	fine gran.	fr.	3
Bw1	9"-34"	a	b	2.5Y 4/2	-	-	-	-	fsl	fine l-sbk	fr.	3
B/C	34"-46"	a	w	2.5Y4/2 2.5Y4/1	7.5YR 5/8	f	m	d	fsl -fsl	fine l-sbk	fr.	3/9
2Cdg	46"-72"	-	-	2.5Y 4/1	-	-	-	-	sil	o-m	fi.	9

Soil Class: DENSE TILL  
 Depth to Groundwater Seepage: 5-32"  
 Estimated Seasonal High Water Table: 5-18"

Total Depth of each Test Hole: 5-84"  
 Depth to Impervious or Limiting Layer: 5-84"  
 Comments:



**KEY**

- Driveway
- OWTS
- Prop Line
- Wells
- Contour Proposed
- Contour Existing
- EOP

**Notes:**

1. Wetlands flagging by Applied Bio Systems  
P.O. Box 985 West Kingston, RI 02892
2. The information show on this plan was obtained by an on-site survey. Site plan and Class III survey by Coventry Survey
3. Wetlands Permit # 11-0199 (expires July 1, 2020)



Andrew Bilodeau, Esq.  
1350 Division Rd # 102  
West Warwick, RI

Plat/Lot: 5/164

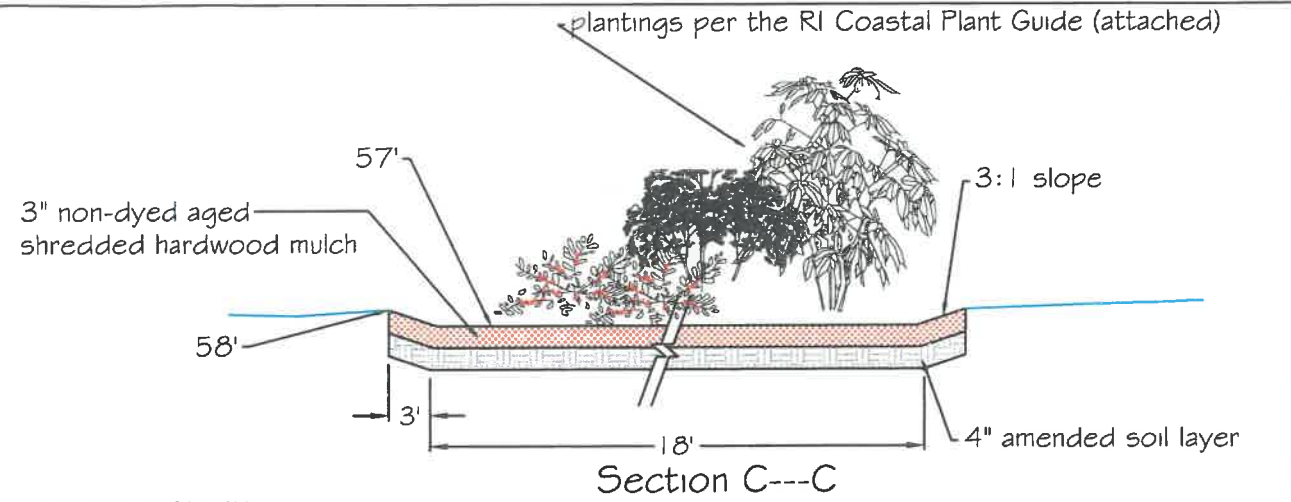
REVISIONS
2/7/20
2/14/20

**DEVELOPMENT PLAN**  
**BEACH AVE PLAT 5 LOT 164**  
**JAMESTOWN, RI**

RP Engineering, Inc.  
121 Suffolk Drive  
North Kingstown, RI 02852  
885-7255 (1050 fax)

Scale - 1"=20'  
Sheet - 1

1/27/20



Section C---C

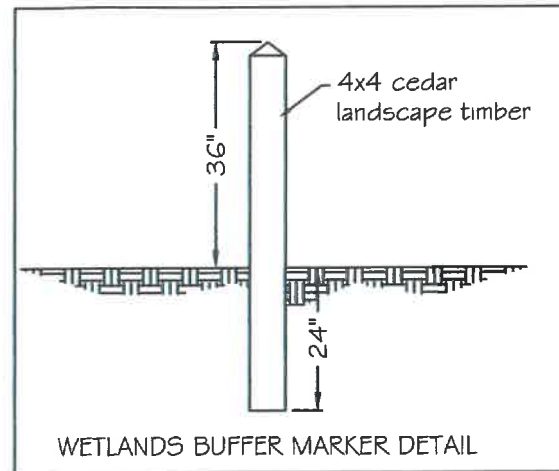
**RAIN GARDEN O&M PLAN**

1. Rain gardens shall be inspected following at least the first two precipitation events of at least 1.0" to ensure that the system is functioning properly. Thereafter, it shall be monitored and maintained to insure proper functioning, plant growth and survival. Plants shall be replaced on an as-needed basis during the growing season.
2. Silt/sediment shall be removed from the rain garden when the accumulation exceeds one inch or when water ponds on the surface for more than 48 hours. The top few inches of material shall be removed and replaced with fresh soil mixture and mulch.
3. Pruning or replacement of woody vegetation shall occur when dead or dying vegetation is observed.
4. Soil erosion gullies shall be repaired when they occur.
5. Fertilizer or pesticides shall not be applied to plants within rain gardens. Perennial plants and ground covers shall be replaced as necessary to maintain an adequate vegetated ground cover. Annual plants may also be used to maintain ground cover.

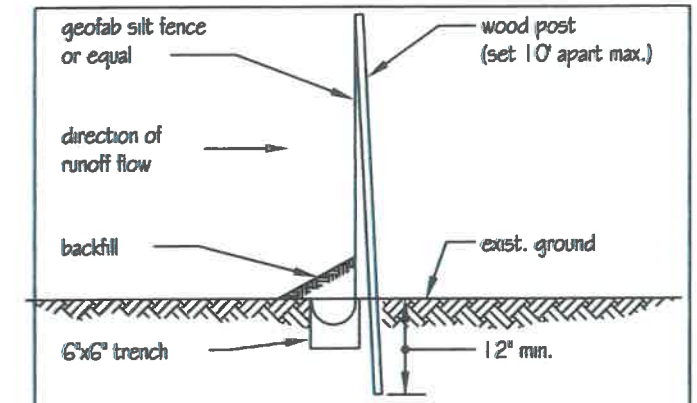
**%COVERAGE**  
 HOUSE = 51x30=1530sf  
 LOT AREA = 21600sf  
 Wetland area = 6038sf  
 Buildable area = 15562sf  
**% COVERAGE = 10% (1556sf)**

**SETBACKS**  
 Front & Rear - 40'  
 Side - 10'

21600 lot area  
 -6038 swamp  
 15562  
 -6143 buffer  
 9419 remaining buildable  
 -1550 (31x50) foundation  
 7869 grass



WETLANDS BUFFER MARKER DETAIL



**SILT FENCE DETAIL**  
 NOT TO SCALE

**INSTALLATION SEQUENCING:**

1. Dig trench 6" deep.
2. Set fence post 10' apart max. At slight Angle toward runoff direction.
3. Attach geofab to post.
4. Lower 6" of geofab in trench curled Toward runoff direction & backfill.
5. Fence to be installed as indicated on the

**Drainage Calculations:**

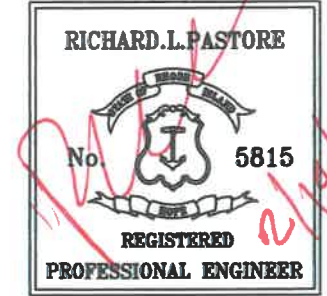
Pre development = 21600sf x (4.9"/12 ppt)(.15) = 1323cf

Post development = roof 53x32 = 1696 (includes 12" soffit): (1696sf)(4.9"/12)(.95) = 658cf  
 grass: (7869)(4.9"/12)(.15) = 482cf  
 wetland: (6038)(4.9"/12)(.15) = 370cf  
 buffer: (6143)(4.9"/12)(.15) = 376cf

Post Dev sub total = 1886cf

RO to be contained = 1886-1323=563cf

Rain garden = 32'x18'x12"=576cf



Andrew Bilodeau, Esq.  
 1350 Division Rd # 102  
 West Warwick, RI

Plat/Lot: 5/164

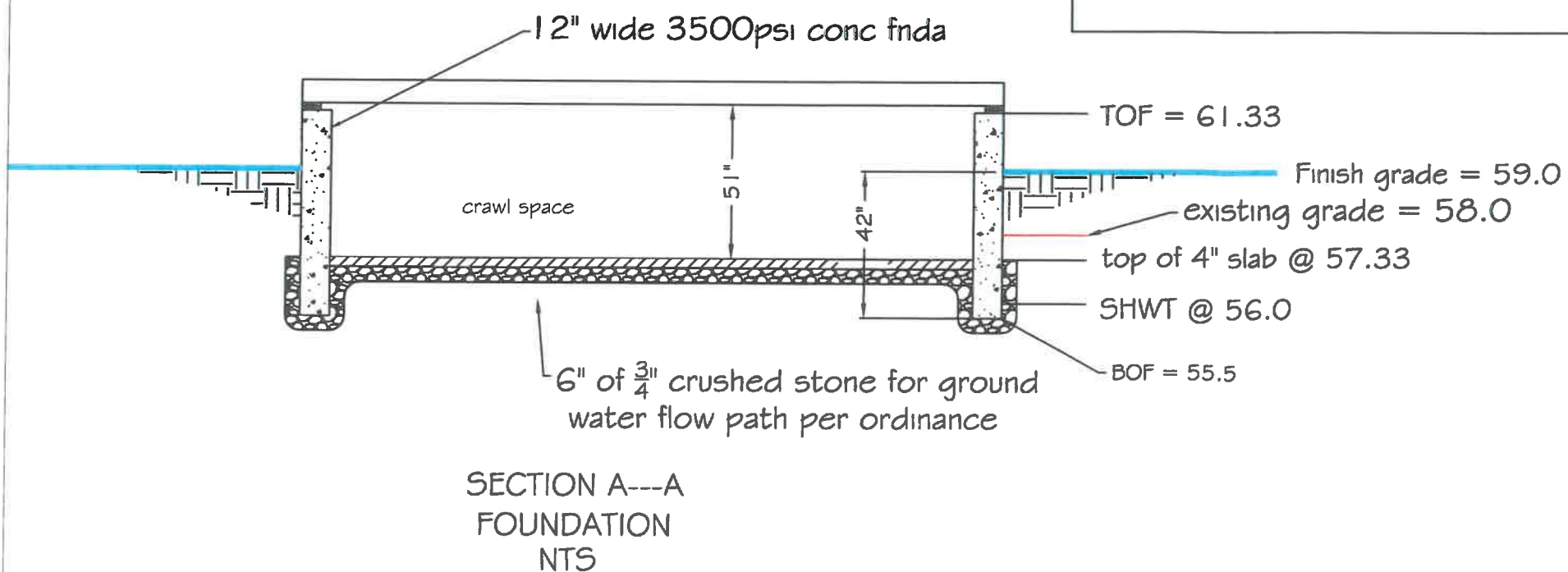
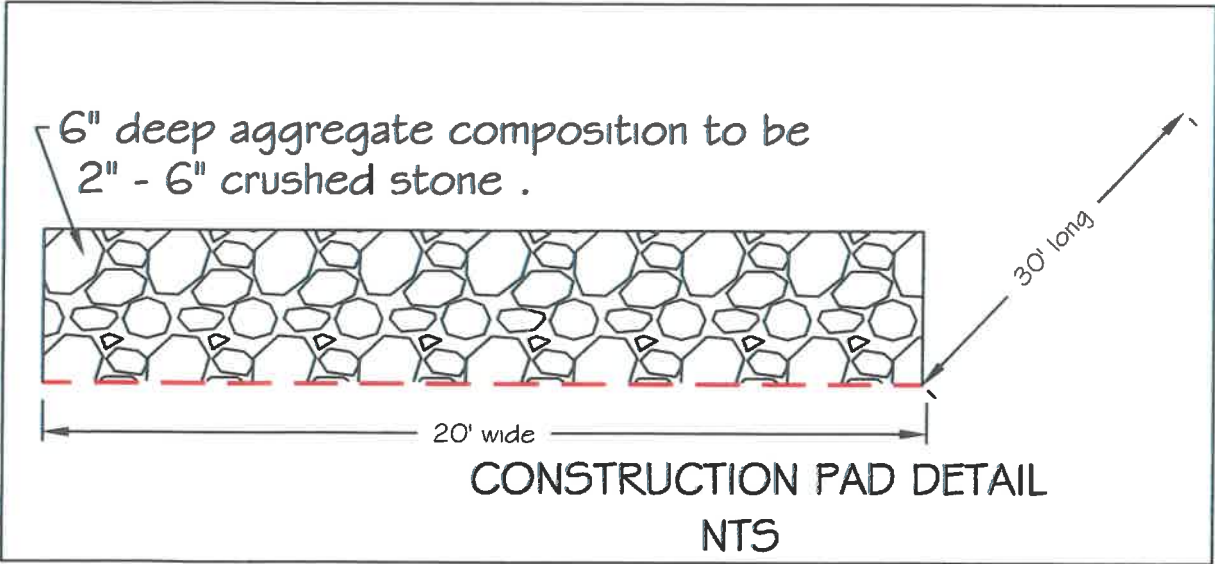
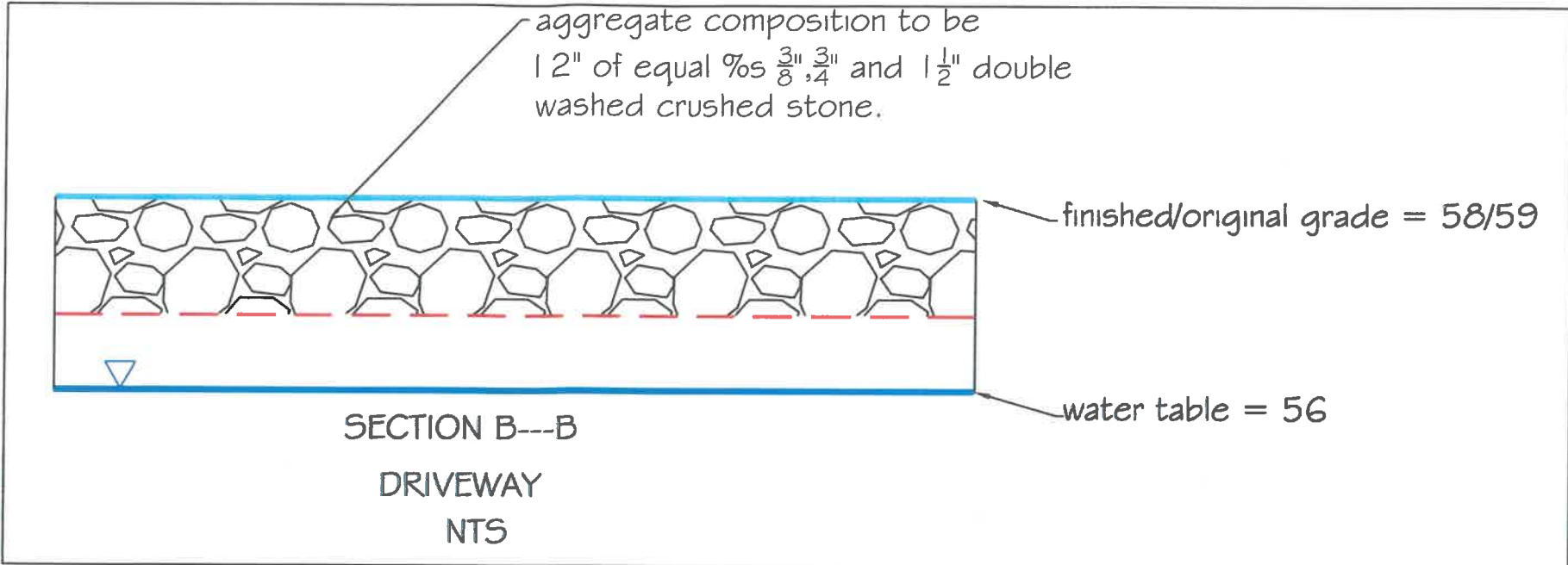
**DEVELOPMENT PLAN/  
 DRAINAGE DETAILS  
 BEACH AVE PLAT 5 LOT 164  
 JAMESTOWN, RI**

REVISIONS  
 2/7/20

RP Engineering, Inc.  
 121 Suffolk Drive  
 North Kingstown, RI 02852  
 885-7255 (1050 fax)

Scale - NTS  
 Sheet - 2

1/23/20



Andrew Blodeau, Esq.  
1350 Division Rd # 102  
West Warwick, RI

Plat/Lot: 5/164

REVISIONS

DEVELOPMENT PLAN/  
DRAINAGE DETAILS -2  
BEACH AVE PLAT 5 LOT 164  
JAMESTOWN, RI

RP Engineeng, Inc.  
121 Suffolk Drive  
North Kingstown, RI 02852  
885-7255 (1050 fax)

Scale - NTS  
Sheet - 3

1/23/20

Parcel ID: 5-106  
GESUALDI, PETER J  
153 BEACH AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-107  
ASHTON TABATHA & MARK TE  
181 BELLEVUE AVENUE UNIT 413  
NEWPORT RI 02840

Parcel ID: 5-109  
HAMILTON, ANDREW D  
P.O. BOX 644  
WEST KINGSTON RI 02892

Parcel ID: 5-110  
HOWLAND, ALBERTA E  
105 STEAMBOAT AVE  
JAMESTOWN RI 02835

Parcel ID: 5-111  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-144  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-145  
CONANICUT ISLAND LAND TRUST  
P.O. BOX 106  
JAMESTOWN RI 02835

Parcel ID: 5-146  
TOWN OF JAMESTOWN  
TAX SALE LOT  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-147  
BOCCAROSSA, MARIO N ET UX  
HILDEGARD K  
91 TWIN OAK LANE  
WILTON CT 06897

Parcel ID: 5-148  
ANGIONE, ANTHONY J ET UX JOANNE  
(EST)  
C/O VERONICA ANGIONE  
116 DANBURY ROAD, UNIT 1207  
WILTON CT 06897-4462

Parcel ID: 5-149  
RAPOZA, STEVEN  
66 RIPTIDE STREET  
JAMESTOWN RI 02835

Parcel ID: 5-150  
MICEK, JOSEPH J  
C/O 45 CONCORD AVE  
W WARWICK RI 02893

Parcel ID: 5-151  
SCHAAL, WILLIAM C. JR.  
147 BEACH AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-153  
CLARKE, ROBERT  
80 RIPTIDE STREET  
JAMESTOWN RI 02835

Parcel ID: 5-161  
BRONOVITSKY, ALEK  
77 RIPTIDE STREET  
JAMESTOWN, RI 02835

Parcel ID: 5-164  
CATANZARO, BARTHOLOMEW &  
MARJORIE  
3 WOODCREST DRIVE  
JOHNSTON, RI 02919

Parcel ID: 5-167  
RUGGIERI, DAVID & BARBARA A.  
190 WEST ALLENTON ROAD  
NORTH KINGSTOWN RI 02852

Parcel ID: 5-168  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-169  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-170  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-199  
MARBLE, JAMES E & GERTRUDE  
161 RODMAN LANE  
NORTH KINGSTOWN RI 02852-7563

Parcel ID: 5-200  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-201  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-202  
TOWN OF JAMESTOWN  
93 NARRAGANSETT AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-205  
MORIARTY, MATTHEW J & LAUREN M  
132 BEACH AVENUE  
JAMESTOWN RI 02835

Parcel ID: 5-206  
MACDONALD, DONALD H JR ET  
MACDONALD, GAIL C  
124 LEONARD ST  
RAYNHAM MA 02767

Parcel ID: 5-207  
BETTENCOURT, JEFFREY ET  
GUADALUPE, MARITANA F. TRUSTEES  
20 RAVENWOOD ROAD  
WEST HARTFORD CT 06107

Parcel ID: 5-220  
KELLY, JOHN T & KELLY RAMONA L  
123 BEACH AVE  
JAMESTOWN, RI 02835

Parcel ID: 5-221  
RI TNPK & BRIDGE AUTHORITY  
P.O. BOX 437  
JAMESTOWN RI 02835

Parcel ID: 5-222  
RI TNPK & BRIDGE AUTHORITY  
P.O. BOX 437  
JAMESTOWN RI 02835

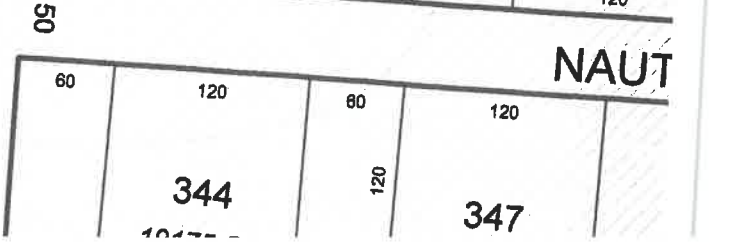
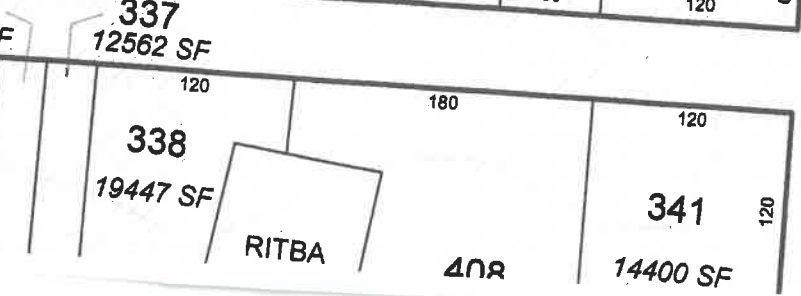
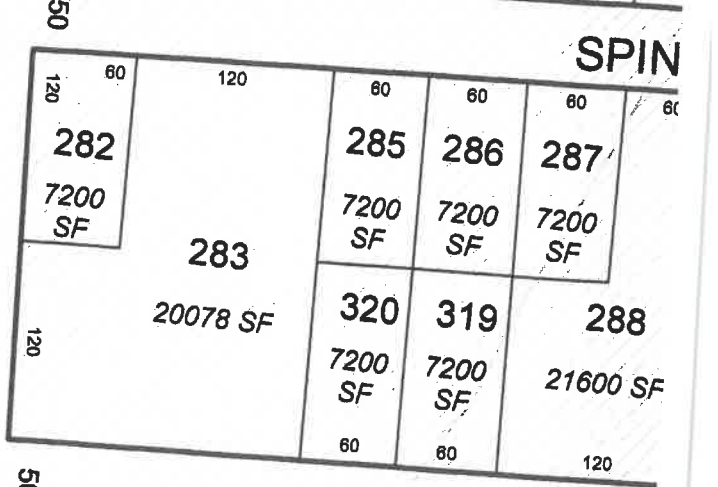
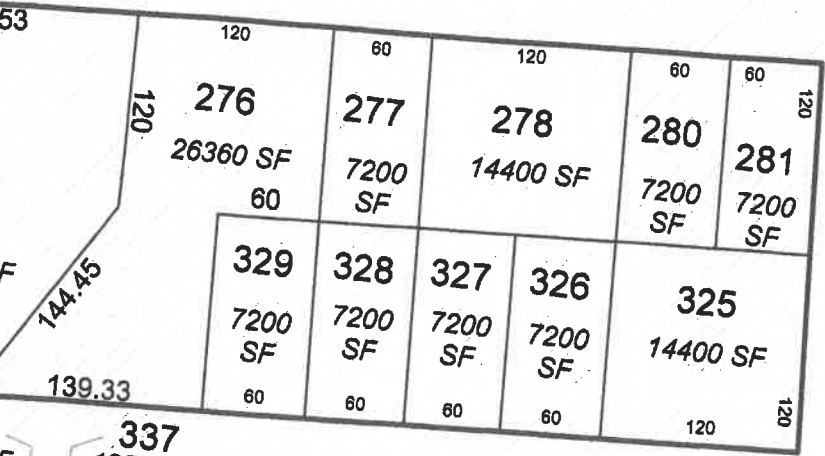
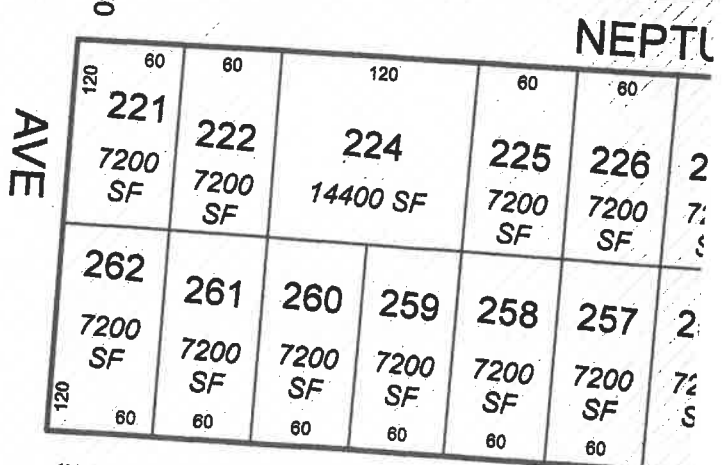
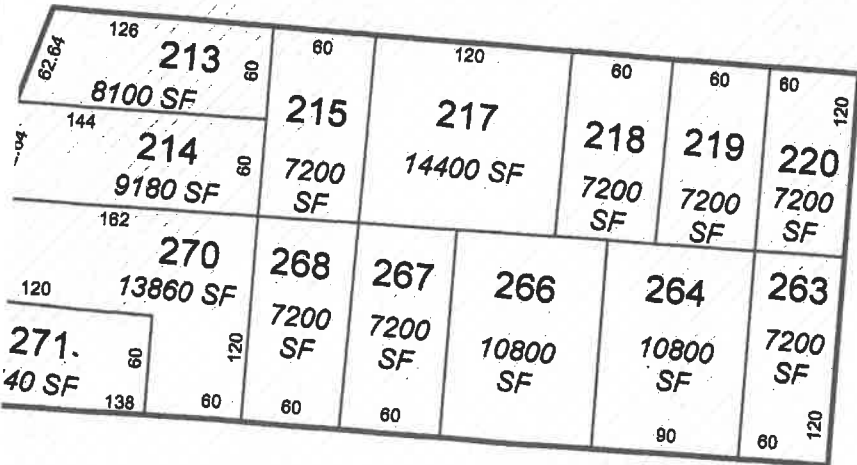
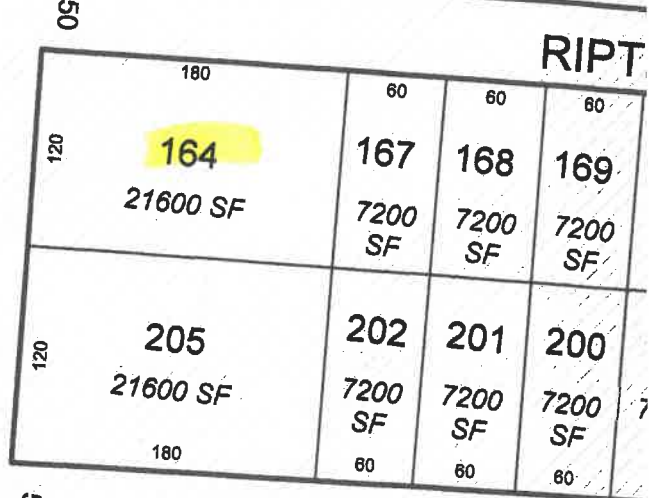
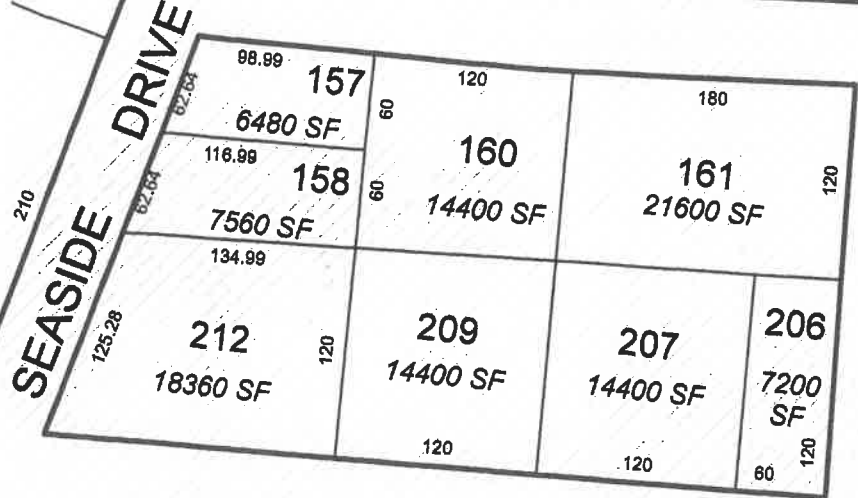
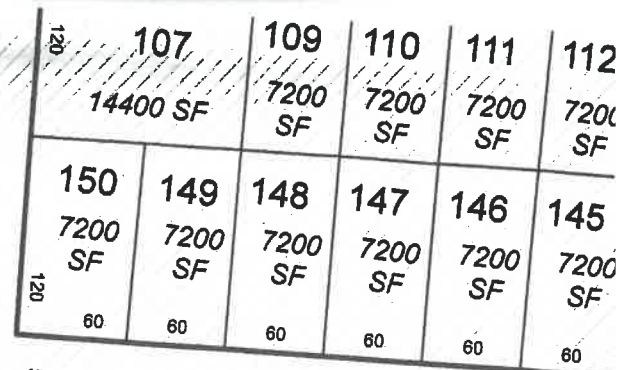
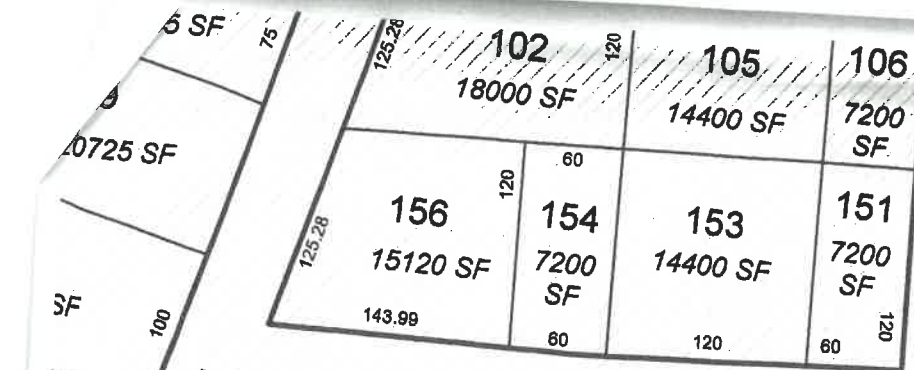


Parcel ID: 5-224

**CURCI, DENNIS ANTHONY TRUSTEE  
739 MIDDLEBRIDGE ROAD  
SOUTH KINGSTOWN RI 02879-7150**

Parcel ID: 5-225

**CURCI, D A BUILDERS LLC  
376 DRY BRIDGE RD., STE. C-2  
NORTH KINGSTOWN RI 02852**



SEASIDE DRIVE

BEACH AVE

RIPT

NEPTU

SPIN

NAUT

RITBA

40R



## Town of Jamestown

93 Narragansett Avenue  
401-423-7200

Jamestown, Rhode Island  
02835-1199

July 25, 2012

Mr. Bartholomew Catanzaro  
3 Woodcrest Drive  
Johnston, RI 02919

Dear Mr. Catanzaro,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on July 24, 2012.

After testimony was completed at the public hearing for which due notice was given and a record kept, the Town of Jamestown Zoning Board of Review, after taking into consideration all of the testimony and exhibits at the public hearing, makes the following determination:

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.

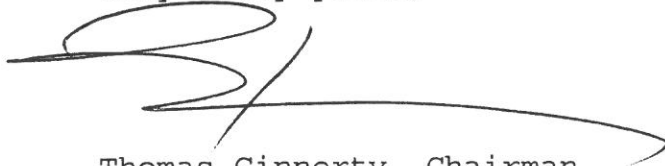
David Nardolillo, Dean Wagner, Richard Cribb, and Richard Allphin voted in favor of the motion.

Thomas Ginnerty voted against the motion.

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

This special use permit and variance shall expire one year from the date of granting unless the applicant exercises the permission granted.

Very truly yours,



Thomas Ginnerty, Chairman  
Jamestown Zoning Board of Review  
TG/pw

RECEIVED FOR RECORD  
Oct 24 2012 09:17:05A  
JAMESTOWN TOWN CLERK  
CHERYL A. FERNSTROM, CMC



## Town of Jamestown, Rhode Island

---

93 Narragansett Ave  
Jamestown, RI 02835 – 1509  
Phone: (401) 423-7225  
Fax: (401) 423-7229

To: Lisa Bryer  
Town Planner

Fred Brown  
Town Building Official

Cc: Bartholomew Catanzaro  
3 Woodcrest Drive  
Johnston RI 02919

From: Michael Gray, PE  
Town Engineer

Justin Jobin  
Environmental Scientist

Re: Bartholomew Catanzaro - Zoning Ordinance Section 314  
High Groundwater Table and Impervious Overlay District  
Sub-District A

Location: Plat 5 Lot 164, Beach Avenue

Date: May 22, 2012

---

Island Engineering has submitted a revised site plan that addresses the side setback concerns raised at the May 16th Planning Commission meeting. The proposed building footprint has been moved to the South to meet the required 30' side setback. This eliminated one of the dimensional variances the applicant is seeking. The applicant will still be seeking the following relief from the Zoning Board:

1. 35' of relief from Section 82-308( 150' Freshwater Wetlands Setback)
2. Special Use Permit under Section 82-314 (Subdistrict "A" of HGWTO)
3. Dimensional Variance:

A front setback of 40' is required. The applicant is proposing a 30' setback due to the fact that RIDEM requires a 10' separation between the dwelling and perimeter wetland as part of their regulation, which prevents the applicant from moving the dwelling back 10' to meet the Town Zoning Requirements. A dimensional variance will be required.



## Town of Jamestown, Rhode Island

---

93 Narragansett Ave  
Jamestown, RI 02835 – 1509  
Phone: (401) 423-7225  
Fax: (401) 423-7229

To: Lisa Bryer  
Town Planner

Cc: Bartholomew Catanzaro  
3 Woodcrest Drive  
Johnston RI 02919

From: Michael Gray, PE  
Town Engineer

Justin Jobin  
Environmental Scientist

Re: Bartholomew Catanzaro - Zoning Ordinance Section 314  
High Groundwater Table and Impervious Overlay District  
Sub-District A

Location: Plat 5 Lot 164, Beach Avenue

Date: May 11, 2012

---

We are in receipt of plans and drainage analysis prepared by Island Engineering as well as the OWTS Permit completed by Coventry Survey Inc. The applicant is proposing to construct a three-bedroom dwelling on the above referenced 22,000 SF vacant lot. The soil evaluation reports provided indicate that the depth to seasonal high groundwater is 24" and the depth to Category 9 soils is 31" placing this application in sub-district A.

The Applicant's OWTS permit from RIDEM shows the leachfield placed approximately 115 feet from the freshwater wetland edge, which requires a variance of 35' from Zoning Section 308. Section 82-308 of The Town of Jamestown's Code of Ordinance requires a 150 foot setback from the OWTS to freshwater wetlands. The Conservation Commission completed an advisory review of this application which is attached to this memo.

### Fill and Grading

The applicant is not proposing the use of fill or significant grading changes on the lot.

### Impervious Coverage

The Ordinance requires that the applicant exclude the area of wetlands on the lot when determining the amount of impervious coverage. After excluding the 6,038 SF of wetlands on the lot, the proposed impervious coverage of 13% still meets the requirements of the ordinance.

### Onsite Wastewater System

The proposed Advantex onsite wastewater treatment system and bottomless sand filter leachfield provides advanced treatment, and meets the requirements of this ordinance.

### Stormwater Controls

In order to mitigate the increase in runoff from the proposed improvements and disturbance to the wetlands, the applicant has proposed the use of an 8 inch deep, 316 SF Bioretention swale and pervious driveway. The proposed stormwater controls meet the requirement of the ordinance, and were required as part of the RIDEM Freshwater Wetlands Approval. However, it is important to note that the Town prefers the applicant to provide a minimum of 1 foot separation between the bottom of the stormwater control and the seasonal high groundwater table but in this case the applicant is only able to provide a 10" separation to the seasonal high groundwater table. In addition, we recommend that the construction, maintenance, and planting requirement of the bioretention area be recorded into land evidence with the Town Clerk.

### Overview of Lot



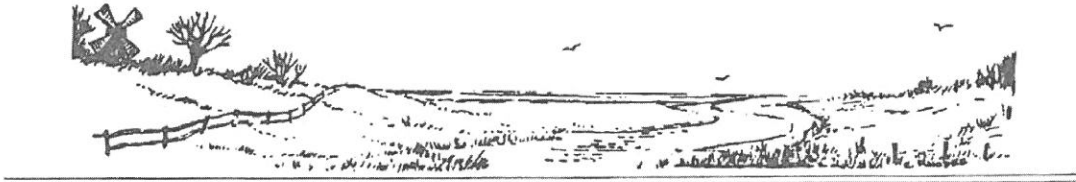
Summary:

The applicant will be seeking the following from the Zoning Board:

1. 35' of relief from Section 82-308( 150' Freshwater Wetlands Setback)
2. Special Use Permit under Section 82-314 (Subdistrict "A" of HGWTO)
3. Dimensional Variances
  - a. A front setback of 40' is required. The applicant is proposing a 30' setback due to the fact that RIDEM requires a 10' separation between the dwelling and perimeter wetland as part of their regulation, which prevents the applicant from moving the dwelling back 10' to meet the Town Zoning Requirements. A dimensional variance will be required.
  - b. A corner side setback of 30' is required. The applicant is proposing to construct a garage within this setback and a dimensional variance will be required.

We have provided a review of the site plan and drainage analysis for the above referenced lot. We believe that the application is complete and meets the requirements of the Zoning Section 314, The High Groundwater and Impervious Coverage Ordinance. We recommend that this application be placed on the agenda for the May 16th Planning Commission Meeting.





JAMESTOWN CONSERVATION COMMISSION

To: Planning Commission Members

From: Carol Lynn Trocki, Conservation Commission Chair

*Carol Lynn Trocki*

Date: April 16, 2012

Re: Conservation Commission Advisory Review of Sec. 82-308 Variance Request from Bartholomew & Marjorie Catanzaro, Plat 5 / Lots 164

At our meeting on April 10<sup>th</sup>, members of the Conservation Commission reviewed Mr. & Mrs. Catanzaro's development plans in response to their request for a variance from the 150 foot freshwater wetland setback required by Section 82-308 of the Town of Jamestown's Code of Ordinance. Given the Conservation Commission's charge, which includes the protection of the Town's water resources, we offer the following comments on the Catanzaro's variance request for your consideration:

1. The current development plan (prepared by Island Engineering, LLC. and dated 11/29/2011) shows an advanced technology onsite wastewater treatment system (OWTS) placed approximately 115 feet from the wetland edge, requiring a variance of 35 feet. It was the opinion of the Conservation Commission that a variance of this magnitude had limited potential to degrade the quality of groundwater and freshwater wetlands in the immediate vicinity, especially given the presence of a fully vegetated wooded buffer of greater than 50 feet between the wetland edge and the limit of disturbance and the proposed bioretention area.
2. Commissioners felt that the Catanzaro's have made a reasonable effort to limit the size of the building footprint and site the dwelling and wastewater treatment system so as to minimize wetland impacts. These efforts are enhanced by the preservation of a 50-foot wide fully vegetated wooded buffer.
3. Commissioners were convinced that the proposed development would not reduce the net capacity of the site to retain floodwaters given the proposed bioretention area and pervious driveway.
4. Appropriate erosion control measures, a pervious driveway, and a bioretention area have been proposed for the site. Commissioners felt that these efforts, along with the preservation of a 50-foot wide fully vegetated wooded buffer, reasonably limit the chances that sedimentation could negatively impact adjacent freshwater wetlands.

5. Commissioners felt that the proposed advanced technology OWTS, bioretention area and preservation of the wooded buffer adequately mitigate the chances that the capacity of the adjacent wetland to absorb pollutants would be reduced by this development.

6. After considering the extent of both existing residential development and freshwater wetlands within a 500' radius of the site, Commissioners concluded that design of this proposal (including the development sighting, use of erosion controls and pervious materials, and the proposed bioretention area) represents little or no addition to the cumulative impacts on nearby freshwater wetlands.

In light of these considerations, members of the Conservation Commission voted unanimously to recommend the approval of this variance request.

Cc: Lisa Bryer, Town Planner  
Bartholomew & Marjorie Catanzaro



**Town of Jamestown Worksheet  
Zoning Section 314  
High Ground Water Table and  
Impervious Layer Overlay District**

To Be Completed by the Engineer of Record:

**SECTION I: PROPERTY INFORMATION**

PROPERTY OWNER: BARTHOLOMEW CATANZARO

TELEPHONE: (401) 231-5276 OTHER NUMBER: FAX: 231-4631

MAILING ADDRESS: 3 WOODCREST DRIVE  
JOHNSTON, RI 02917

SITE LOCATION: BEACH AVENUE (CORNER OF RIPTIDE) (STREET)

PLAT: 5 LOT: 164

**SECTION II: SOILS INFORMATION**

CLASS IV SOIL EVALUATOR: PETER D. SUORSA (DECEASED)

NAME: COVENTRY SURVEY CO., INC. TELEPHONE: (401) 823-5028

DEPTH TO SEASONAL HIGH GROUNDWATER TABLE IN INCHES: 24"

DEPTH TO CATEGORY 9 SOILS IN INCHES: #1-34", #2-32", #3-31", #4-38", #5-34"

TEST PIT # 1 EXISTING GRADE: 58' DEM GWT CONFIRMED @ 24", ELEVATION 56'

TEST PIT # 2 EXISTING GRADE: 58' DEM GWT CONFIRMED @ 24", ELEVATION 56'

TEST PIT # 3 EXISTING GRADE: 58' DEM GWT CONFIRMED @ 24", ELEVATION 56'

# 4 58' 24" 56'  
USE ADDITIONAL SHEETS IF NECESSARY & ATTACH ALL SOIL EVALUATIONS

# 5 58' DISCLAIMED 18"

**SECTION III: OWTS INFORMATION:**

TYPE OF OWTS: BOTTOMLESS SAND FILTER W/ ADVANTEK FILTER

**FINAL EFFLUENT CONCENTRATIONS:**

TOTAL NITROGEN (mg/L): 15 TSS (mg/L): 20 BOD 5(mg/L): 20

PATHOGEN FECAL COLIFORM REMOVAL: 97%

IF THE DISTANCE BETWEEN THE WELL AND LEACHFIELD IS LESS THAN 100 FT, WHAT IS THE FINAL CONCENTRATION OF FECAL COLIFORM PER 100 ml: N/A

IS THE OWTS LOCATED ON THE SAME LOT AS THE STRUCTURE IT SERVES? YES

OWTS DESIGN DEPTH TO SEASONAL HIGH GROUND WATER TABLE: 36"

GRADE IN AREA OF PROPOSED LEACHFIELD: 58 ' CURRENT 58 ' PROPOSED  
SEASONAL HIGH GROUNDWATER ELEVATION IN THIS LOCATION: 56  
ELEVATION OF LEACHFIELD INVERT AT BOTTOM OF STONE: TOP OF FILTER SAND 59'

**SECTION IV: SITE INFORMATION**

TYPE OF STORMWATER CONTROL SYSTEM: BIO-RETENTION POND / PERVIOUS DRIVE

ATTACH COPIES OF DRAINAGE CALCULATIONS

GRADE IN AREA OF PROPOSED STORMWATER CONTROL SYSTEM:

58 ' CURRENT 56.83 ' PROPOSED

SEASONAL HIGH GROUNDWATER ELEVATION IN THIS LOCATION: 56

SEPERATION DISTANCE BETWEEN BOTTOM OF STORMWATER CONTROL SYSTEM AND SEASONAL HIGH GROUNDWATER TABLE: 10" @ BIO-RETENTION POND & 1' @ DRIVE

TOTAL LOT AREA: 21,600 SF

TOTAL AREA OF WETLANDS ON LOT: 6,038 SF

TOTAL BUILDABLE AREA (TOTAL LOT AREA - WETLAND AREA): 15,562 SF

PERCENT IMPERVIOUS COVERAGE ALLOWED UNDER SECTION 314: 13%

PERCENT IMPERVIOUS COVERAGE PROPOSED (MUST USE TOTAL BUILDABLE AREA NOT TOTAL LOT AREA): 13%

**SECTION V: ENGINEER (S) / DESIGNER (S) OF RECORD**

OWTS  
DESIGNER: COVENTRY SURVEY CO., INC.  
JOHN ROCKWELL, PLS 1959 DATE: 4-30-12  
John Rockwell

DESIGNER LICENSE #: D-2089

STORMWATER CONTROL SYSTEM ISLAND ENGINEERING, LLC  
DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGNER LICENSE #: \_\_\_\_\_



January 13, 2012

Bartholomew Catanzaro  
3 Woodcrest Drive  
Johnston, RI 02917

**Insignificant Alteration – Permit**

Re: Application No. 11-0199 in reference to the property and proposed project located:

Approximately 30 feet east of Beach Avenue and approximately 30 feet south of its intersection with Riptide Street, Utility Pole No. 20, Assessor's Plat 5, Lot 164, Jamestown, RI

Dear Mr. Catanzaro:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Request for Preliminary Determination** application. This review included a site inspection of the above referenced property ("subject property") and an evaluation of the proposed three (3) bedroom single family dwelling with associated driveway, well, septic system, landscaping, and stormwater management plan as illustrated and detailed on site plans submitted with your application. These site plans were received on December 20, 2011.

Our observations of the subject property, review of the site plans and evaluation of the proposed project reveals that alterations of freshwater wetlands are proposed. However, pursuant to Rule 9.00 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act (Rules), this project may be permitted as an **insignificant alteration** to freshwater wetlands under the following terms and conditions:

Terms and Conditions for Application No. 11-0199:

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, Rhode Island General Laws (RIGL) Section 2-1-18 et seq.
2. This permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on December 20, 2011. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project, which would alter freshwater wetlands are not authorized without a permit from the DEM.
3. Where the terms and conditions of the permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.
4. You must notify this Program in writing immediately prior to the commencement of site alterations and upon completion of the project.

Application No. 11-0199

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5. A copy of the stamped approved site plans and a copy of this permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this permit and the stamped approved plans must be made available for review by any DEM or City/Town representative upon request.
6. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the Town of Jamestown and supply this Program with written documentation obtained from the Town showing this permit was recorded.
7. The effective date of this permit is the date this letter was issued. This permit expires on July 1, 2017 unless renewed pursuant to the Rules.
8. Any material utilized in this project must be clean and free of matter that could pollute any freshwater wetland.
9. Prior to commencement of site alterations, you shall erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which boldly identifies the initials "DEM" and the application number of this permit. This sign must be maintained at the site in a conspicuous location until such time that the project is complete.
10. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any wetlands not subject to disturbance under this permit.
11. Also prior to commencement of any site alterations, permanent buffer zone markers must be installed along the limit of disturbance at the locations indicated in red ink on the approved site plans, in order to provide permanent reference points on site that are clear to present and future property owners. Acceptable permanent type markers include 4" x 4" pressure treated timber posts, galvanized fence posts with cap, or granite or concrete bounds. Markers must extend a minimum 24" above grade. A permanent-type tag or sign labeled "RIDEM Buffer Zone" must be placed on each marker. A permanent-type fence at least 24" tall placed along the limits of disturbance and similarly labeled may be substituted where desired. **No alterations of any kind are permitted beyond these markers without first obtaining the necessary permit from this Program.**
12. Immediately upon installation of the buffer zone markers, this Program must be contacted to arrange an on-site inspection. Once proper installation has been confirmed by this Program, work may be initiated on the project as herein approved.
13. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls consisting of silt fence must be removed.
14. You are responsible for the proper installation, operation, maintenance and stability of any mitigative features, facilities, and systems of treatment and control which are installed or used in compliance with this permit to prevent harm to adjacent wetlands until such time that you document that this responsibility has been assumed by another person or organization.

Application No. 11-0199

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15. You are obligated to install, utilize and follow all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetlands and the functions and values provided by such wetlands.
16. All plantings of shrubs or other forms of vegetation as shown or detailed on the approved plans for the bio-retention must be installed as soon as possible after completion of final grading; weather and season permitting. Any plantings, which fail to survive one full growing season shall be replaced. Replacement plantings shall be similarly guaranteed for one full growing season.

Kindly be advised that a permit is needed from the O.W.T.S. Program prior to commencing any work on this project.

Pursuant to the provisions in Rule 7.09 and Rule 11.04, as applicable, any properly recorded and valid permit is automatically transferred to the new owner upon sale of the property

Kindly be advised that this permit is not equivalent to a determination of the type or extent of freshwater wetlands on the subject property. Should you wish to obtain such verification, you may submit an application in accordance with Rule 8.03.

You are required to comply with the terms and conditions of this permit and to carry out this project in compliance with the Rules at all times. Failure to do so may result in an enforcement action by this Department.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

This permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact Shawna B. Smith (telephone: 401-222-6820, ext. 7427) should you have any questions regarding this letter.

Sincerely,

*Nancy L. Freeman*

Nancy L. Freeman, Senior Environmental Scientist  
Office of Water Resources  
Freshwater Wetlands Program  
NLF/SBS/sbs

RECEIVED FOR REC'D  
Jan 23, 2012 09:39:04A  
JAMESTOWN TOWN CLERK  
CHERYL A. FERNSTROM, CLC

Enclosure: Approved site plans

xc: Fred Brown, Jamestown Building Official  
Brian Moore, Supervisor "OWTS" Program  
Nikki Schultz, Island Engineering, LLC  
Linda Steere, Applied Bio-Systems, Inc.  
John Rockwell, Coventry Surveying Co., Inc.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
 Department of Environmental Management  
 Office of Water Resources



Site Evaluation Form

Part A - Soil Profile Description

Application Number 9015-0061

Property Owner: BARTHOLOMEW CATANZARO RATS Lot 164

Property Location: OPPOSITE POLE #20 BEACH AVENUE JAMESTOWN

Date of Test Hole: MARCH 15, 2005

Soil Evaluator: PETER SUORSA

License Number: D4049

Weather: MOSTLY SUNNY 40°

Shaded: Yes  No  Time: 11:00 AM

Profile # / Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0" - 7"	C	S	10YR 3/2	-	-	-	-	fsl	fine gran	fr.	3
Bw1	7" - 20"	g	S	2.5Y 4/3	-	-	-	-	fsl	fine 1-sbk	fr.	3
Bw2	20" - 34"	a	W	2.5Y 4/4	7.5YR 5/8	c	m	d	fsl	med. 1-sbk	fr.	3
2Cdg	34" - 78"	-	-	2.5Y 4/1	7.5YR 5/8	c	m	d	sil	o-m	fi.	9
Profile # / Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
Profile # / Horizon	Depth	Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0" - 6"	g	S	10YR 3/2	-	-	-	-	fsl	fine gran.	fr.	3
Bw1	6" - 19"	C	W	2.5Y 4/3	-	-	-	-	fsl	fine 1-sbk	fr.	3
Bw2	19" - 32"	a	W	2.5Y 5/4	7.5YR 5/8	c	m	d	sl	fine 1-sbk	fr.	3
2Cdg	32" - 68"	-	-	2.5Y 4/1	-	-	-	-	sil	o-m	fi.	9

Soil Class: BASAL TILL / DENSE TILL  
 Depth to Groundwater Seepage: #1 - 64" #2 - 62"  
 Estimated Seasonal High Water Table: #1 - 24" #2 - 24"

Total Depth of each Test Hole: #1 - 78" #2 - 68"  
 Depth to Impervious or Limiting Layer: #1 - NONE OBSERVED #2 - NONE OBSERVED  
 Comments:





STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
 Department of Environmental Management  
 Office of Water Resources



Site Evaluation Form

Part A - Soil Profile Description

Application Number 9015-0061

Property Owner: BARTHOLOMEW CATANZARO RAT5 LOT 164

Property Location: OPP. POLE #20 BEACH AVENUE JAMESTOWN

Date of Test Hole: MARCH 15, 2005

Soil Evaluator: PETER SUORSA License Number: D4049

Weather: Mostly Sunny 40° Shaded: Yes  No  Time: 11:00 AM

M # 3 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0"- 6"	C	S	10YR 3/3	-	-	-	-	fsl	fine gran.	fr.	3
Bw1	6"- 18"	g	S	2.5Y 4/2	-	-	-	-	fsl	fine l-sbk	fr.	3
Bw2	18"- 31"	a	W	2.5Y 4/3	7.5YR 5/8	f	m	d	fsl	med. l-sbk	fr.	3
2Cdg	31"- 64"	-	-	2.5Y 4/1	-	-	-	-	sil	o-m	fi.	9
M # 4 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0"- 5"	C	S	10YR 3/3	-	-	-	-	fsl	fine gran.	fr.	3
Bw1	5"- 13"	g	S	2.5Y 4/3	-	-	-	-	fsl	fine l-sbk	fr.	3
Bw2	13"- 38"	a	W	2.5Y 5/4	7.5YR 5/8	f	m	d	sl	fine l-sbk	fr.	3
2Cdg	38"- 72"	-	-	2.5Y 4/1	-	-	-	-	sil	o-m	fi.	9

Soil Class: DENSE TILL  
 Depth to Groundwater Seepage: #3-60" #4-47"  
 Estimated Seasonal High Water Table: #3-24" #4-24"

Total Depth of each Test Hole: #3-78" #4-105"  
 Depth to Impervious or Limiting Layer: #3-78" #4-90"  
 Comments: \_\_\_\_\_



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
 Department of Environmental Management  
 Office of Water Resources



MAR 17 2005

Site Evaluation Form

Part A - Soil Profile Description

Application Number 9015-0061

Property Owner: BARTHOLOMEW CATANZARO PLOT 5 LOT 164

Property Location: OPP. PLE#20 BEACH AVENUE JAMESTOWN

Date of Test Hole: MARCH 15, 2005

Soil Evaluator: PETER SUORSA License Number: D 4049

Weather: MOSTLY SUNNY 40° Shaded: Yes  No  Time: 11:00 AM

III #5 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0"-9"	C	S	10YR 3/3	-	-	-	-	fsl	fine gran.	fr.	3
Bw1	9"-34"	a	b	2.5Y 4/2	-	-	-	-	fsl	fine 1-sbk	fr.	3
B/C	34"-46"	a	w	2.5Y4/2	7.5YR	f	m	d	fsl fsl	fine 1-sbk	fr.	3/9
2Cdg	46"-72"	-	-	2.5Y 4/1	-	-	-	-	sil	o-m	fi.	9
III Horizon	Depth	Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.	Texture	Structure	Consistence	Soil Category
<del> </del>												

Soil Class: DENSE TILL  
 Depth to Groundwater Seepage: #5-32"  
 Estimated Seasonal High Water Table: #5-18"

Total Depth of each Test Hole: #5-84"  
 Depth to Impervious or Limiting Layer: #5-84"  
 Comments: