

Pat Westall

From: Paul Innamorati <paulinnamorati@icloud.com>
Sent: Saturday, November 14, 2020 9:52 AM
To: Pat Westall
Subject: Fwd: **Brome** variances

Paul Innamorati
Sent from my iPhone

Begin forwarded message:

From: Paul Innamorati <paulinnamorati@icloud.com>
Date: November 14, 2020 at 9:47:15 AM EST
To: pweststall@jamestownri.com
Subject: **Brome** variances

To whom it may concern:

We have reviewed the plans for the two requested variances for the Bromes project and we have no objection to the variances requested.

Respectfully,

Lynda Kachanis
Paul Innamorati

Paul Innamorati
Sent from my iPhone

SAMPLE ZONING ADVERTISEMENT

***MUST BE FILLED OUT BY THE APPLICANT**

received
10-23-20

Application of Dana and Beth Brome whose property is located at 1 Clarkes Village Lane, Jamestown, and further identified as Tax Assessor's Plat 12, Lot 81 for a Variance Special Use Permit from Article 3, Section 82-302 ^{table} to 3-2 District Dimensional Regulations and Article 6 sec. 82-605+606 Variances authorized by this Ordinance. To construct a front porch with a front setback of 22 feet 2 inches where 30' is required and a south addition with a 6' setback where 10' is required.

Said property is located in a R40K zone and contains .24 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, for example: "Application of John R. Smith et ux Mary, (Jane 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, example: "to construct a tool shed five feet from the side lot line instead of the required ten feet."
- List what zone the property is located in: R8, R40, RR80, RR200, CL, CD, CW or OS.
- Finally, enter the total acreage or square footage of the lot, crossing out the term that does not apply: acres or square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review:

Jamestown, R. I.

Date Oct. 26, 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 Dana + Beth Brome Address 1 Clarkes Village Lane

Owner Dana + Beth Brome Address 1 Clarkes Village Lane

Lessee n/a Address —

1. Location of premises: No. 1 Clarkes Village Lane Street

2. Assessor's Plat 12 Lot 81

3. Dimensions of lot: frontage 87' ft. depth 187' ft. Area 10,454 sq. ft. .24 AC

4. Zoning Districts in which premises are located? R40K use R-20 setbacks

5. How long have you owned above premises? 18 YRS

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

7. Size of existing building 1,536 SF

Size of proposed building or alteration 96 SF

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

PORCH
front 22' 2" rear n/a left side n/a right side 6' bump out

9. Present use of premises: Single family residence

10. Proposed use of premises: single family residence

Location of septic tank & well on lot n/a - out back

11. Give extent of proposed alterations Covered Front porch to enhance entry. Living Room addition of 96 sq.ft to enlarge living room area.

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:

Article 3, Sec 82-302 table 3-2 District Dimensional Regulations and Article 6 Sec 82-605+606 Variances authorized by this Ordinance. To construct a front porch with a front setback of 22'2" where 30' is required and a south addition with a 6' setback where 10' is required.

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

Current porch has no overhead protection upon entry. This adds that safety and enhancement feature.

The existing Living room is approx. 150 SF. The 96 SF addition adds needed living area for a growing family.

Respectfully Submitted,

Signature Debra

Address 1 Clarkes Village Lane

Jamestown, RI

Telephone No. 860-614-6626

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



Town of Jamestown, Rhode Island

Web GIS Maps and Online Property Information
by MainStreetGIS, LLC [Town Website](#)

Base Map: Aerial Photo 2008 (Pictometry)

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

GIS Map | [Street View](#) | [Tax Maps](#) | [Other Maps](#) | [GIS Links](#)

Layers | [Property](#) | [Selection](#)

- Road Name Text (E911 2018)
- Parcel Address Text
- Parcel ID Text
- Parcel Area Text
- Parcel Dimension Text
- Address Points (E911 2016)
- Roads (E911 2018)
- Tax Map Index
- Town Boundary
- Towns
- Water Supply District (RIGIS)
- Watershed (RIGIS)
- High Groundwater District
- Downtown Special Development District
- Urban Water and Sewer District
- Zoning
- Flood Zones Group (2015)
- Hydrant (E911 2016)
- Hiking Trail 2015 (RIDEM)
- Bike Path 2015 (RIDOT)
- Stone Wall
- Parcels (Yellow)
- Parcels (12/31/2019)
- Building (Town ~2009)
- Building (~2017 Microsoft)
- Easement
- Paper Street
- Cemetery
- Roadway
- Contours 2ft (RIGIS)
- Bathymetry 10FT (NOAA CSC 2003)
- Water Body (1:5000 RIGIS)
- Stream 2001 (1:5000 RIGIS)
- Approximate Wetland (RIGIS)
- National Wetlands Inventory



Jamestown Zoning Board :

Oct. 24, 2020

The undersigned neighbors have reviewed the plans for the two requested variances for the Bromes as :

- 1) Front Porch extension
- 2) 4' Living room addition bump out

We have no objection to the variances as requested.

Respectfully

Frank J. Tarantino

TARANTINO

Melissa A. Paskoski

PASKOSKI

Susan & Shewarega Aynalem

AYNALEM

Til Ruffee & Jane Ruffee

RUFFEE

Vivian & Rose Karentz

KARENTZ

Marie J. Schmitt

SCHMITT

Chad Schmidt & Clarke Village

Parcel ID: 12-81
BROME, DANA E ET
BROME, BETH B
102 BELLTOWN RD
SO. GLASTONBURY CT 06073

Parcel ID: 12-86
KARENTZ, VAROUJAN ET
KARENTZ, VARTANOOSH R
2 CLARKE VILLAGE LANE
JAMESTOWN, RI 02835

Parcel ID: 12-87
RUFFEE, RICHARD
136 WOODPOND ROAD
WEST HARTFORD CT 06107

Parcel ID: 12-88
TARANTINO, FRANK J. ET
TARANTINO, VALERIE V.
7 CLARKES VILLAGE ROAD
JAMESTOWN RI 02835

Parcel ID: 12-89
KACHANIS, LYNDY C ET
INNAMORATI, PAUL F TE
PO BOX 792
HARVARD MA 01451

Parcel ID: 12-90
AYNALEM, SHEWAREGA M ET
AYNALEM, SUSAN I
2 CLARKES VILLAGE ROAD
JAMESTOWN RI 02835

Parcel ID: 12-91
SCHMIDT, CHARLES F. ET UX
SCHAPPERT, MARIE A.
8 CLARKES VILLAGE ROAD
JAMESTOWN RI 02835-2804

Parcel ID: 12-99
LEYS, CAROLYN C TRUST ET AL
5610 NORWICH PKWY APT. 413
OAK PARK HEIGHTS MN 55082

Parcel ID: 13-41
BATISTA, ESMERALDA S
C/O CYNTHIA A CAPOBIANCO, CPA
640 GEORGE WASHINGTON HWY C-2
LINCOLN RI 02865

651.235.3258

Parcel ID: 13-42
GRAY, RICHARD & DANA
2017 JAMESTOWN QPRT CONTINUING
TRUST
1262 ROCK RIMMON ROAD
STAMFORD CT 06903

Parcel ID: 12-81
BROME, DANA E ET
BROME, BETH B
102 BELLTOWN RD
SO. GLASTONBURY CT 06073

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KARENTZ, VARTANOOSH R
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JAMESTOWN RI 02835

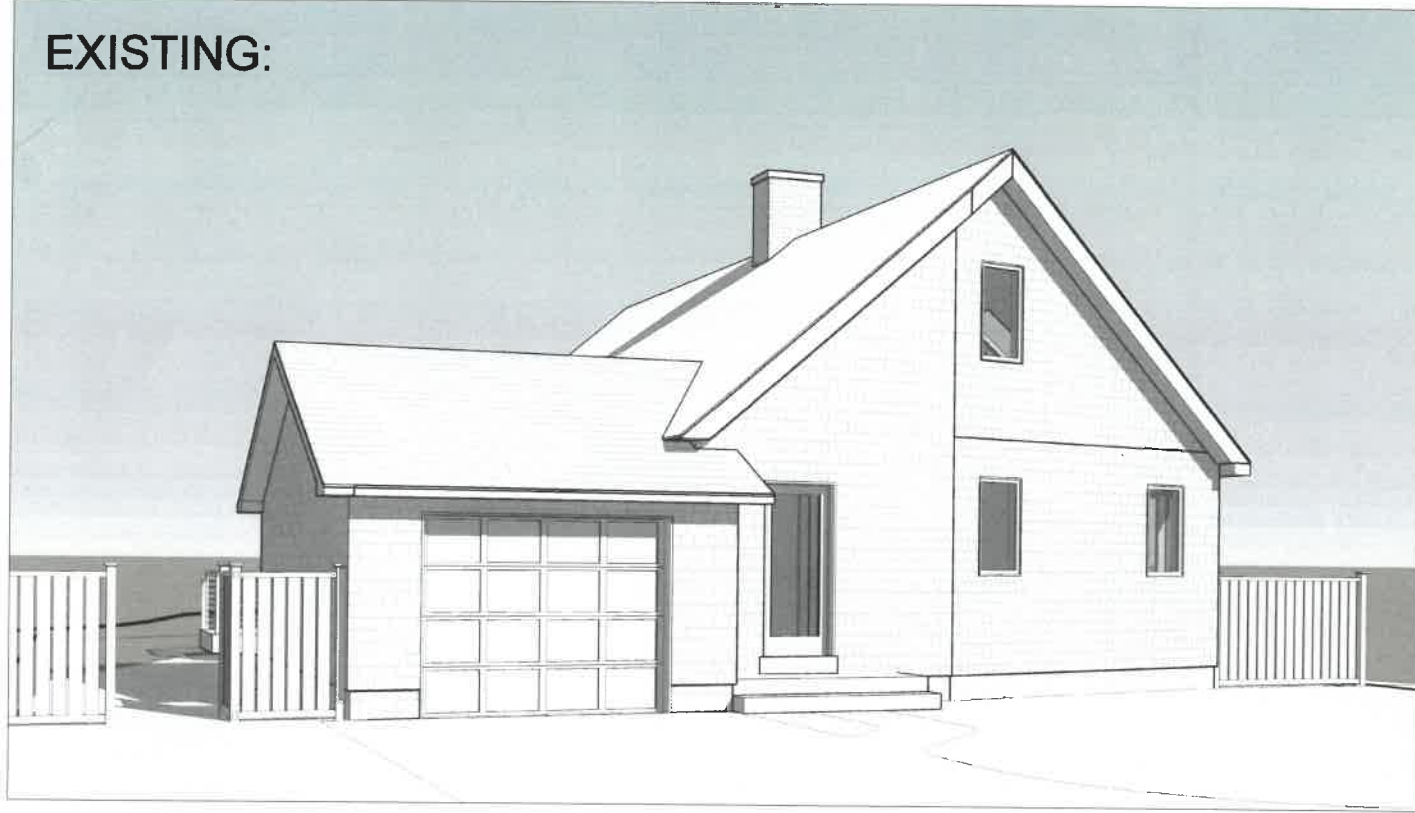
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EXISTING:



BROME RENOVATION

1 CLARKES VILLAGE LANE
JAMESTOWN, RI 02835

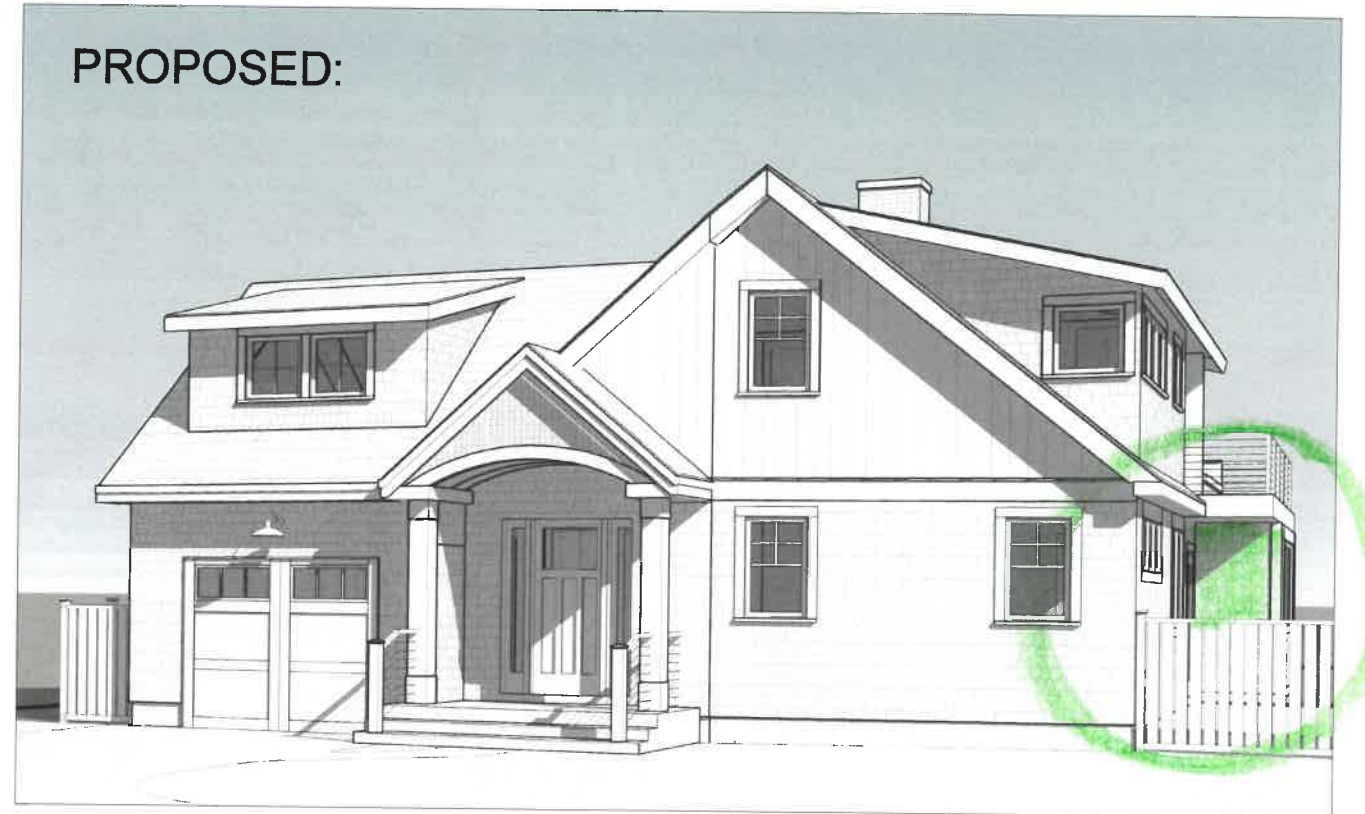
'CONSTRUCTION SET'

SHEET LIST	
Sheet Number	Sheet Name
A0	COVER
A011	SITE PLAN - EXISTING
A012	SITE PLAN - PROPOSED
A101	BASEMENT PLAN - EXISTING+PROPOSED
A111	1ST FLOOR PLAN - EXISTING+PROPOSED
A121	2ND FLOOR PLAN - EXISTING+PROPOSED
A131	BASEMENT, 1ST, 2ND FLOOR RCP / ELEC
A211	WEST, SOUTH ELEVATION - EXISTING+PROPOSED
A212	EAST, NORTH ELEVATION - EXISTING+PROPOSED
A411	VIEWS - EXISTING + PROPOSED

PROPOSED:



PROPOSED:



CHRIS FAGAN

T: 401-855-4873
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W: CFD-STUDIO.COM
A: PO BOX 774
NEWPORT, RI 02840

BROME RENOVATION

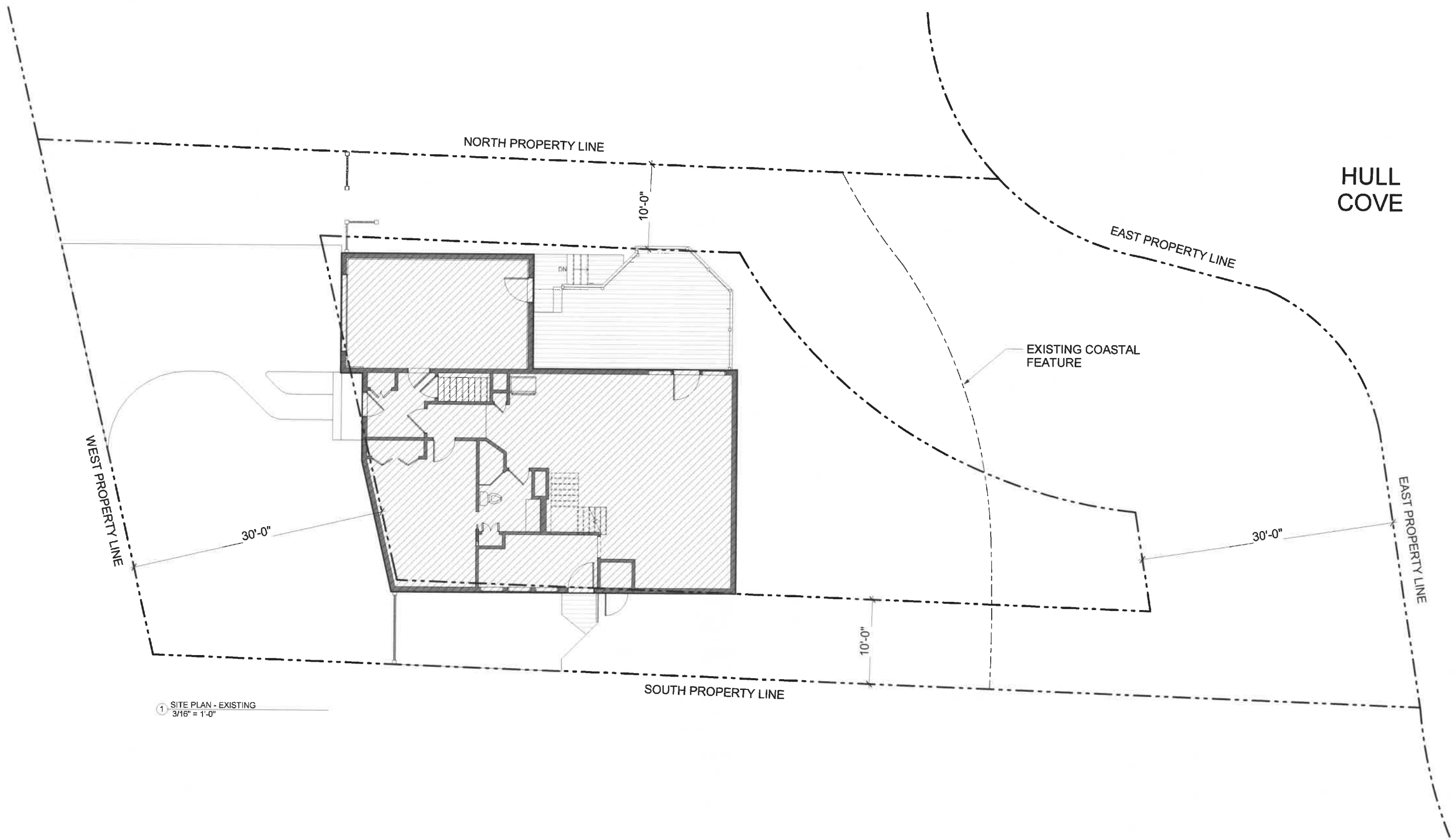
1 CLARKES VILLAGE LANE - JAMESTOWN, RI 02835

DESCRIPTION: COVER

SCALE: PAPER: 24"x36"

DATE: 10-13-20 "CD SET"

A0



1 SITE PLAN - EXISTING
3/16" = 1'-0"

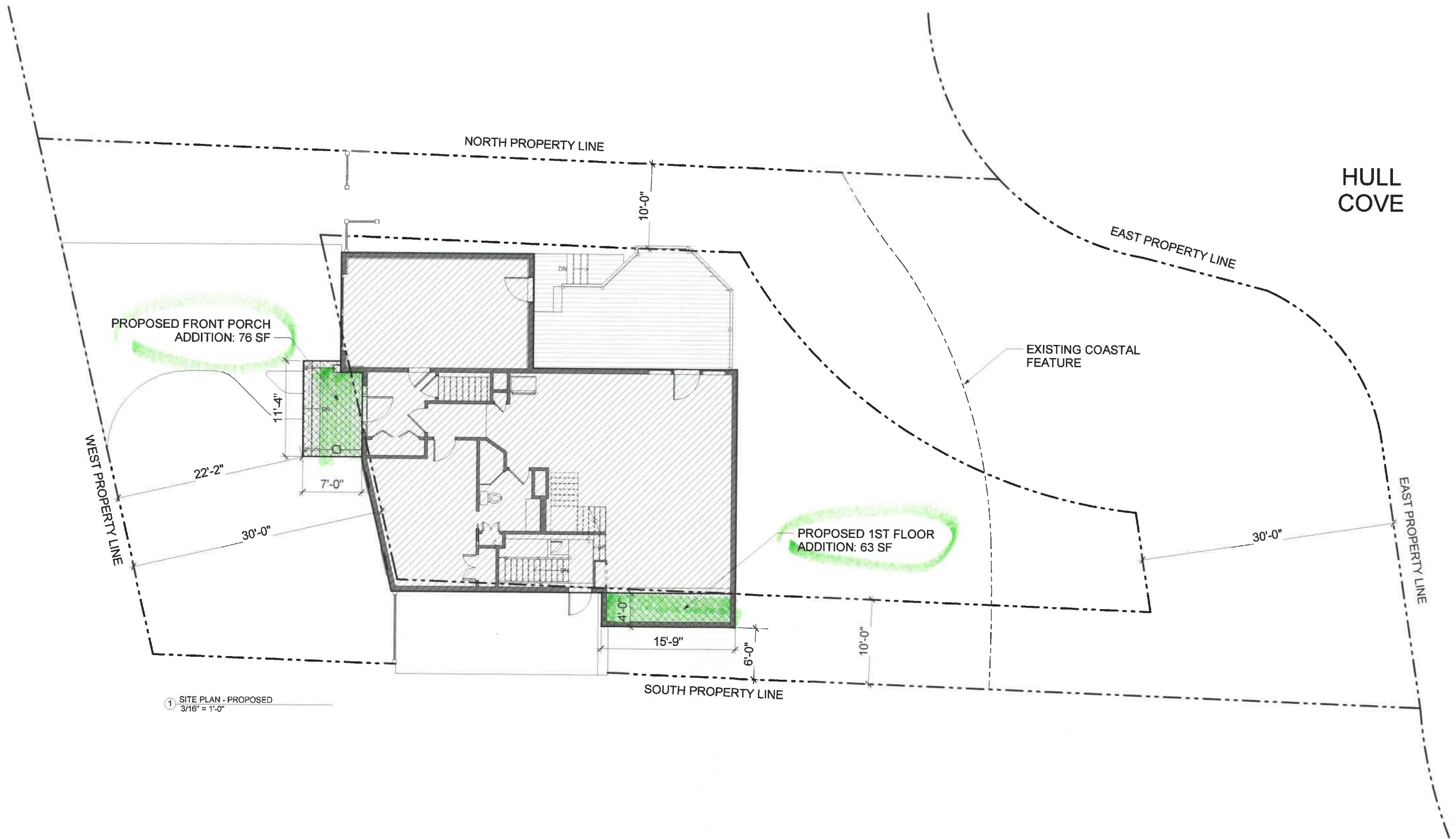


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BROME RENOVATION
 1 CLARKES VILLAGE LANE - JAMESTOWN, RI 02835

DESCRIPTION: SITE PLAN - EXISTING		
SCALE:	3/16" = 1'-0"	PAPER: 24"x36"
DATE:	10-13-20	"CD SET"

A011



HULL COVE

1 SITE PLAN - PROPOSED
3/16" = 1'-0"

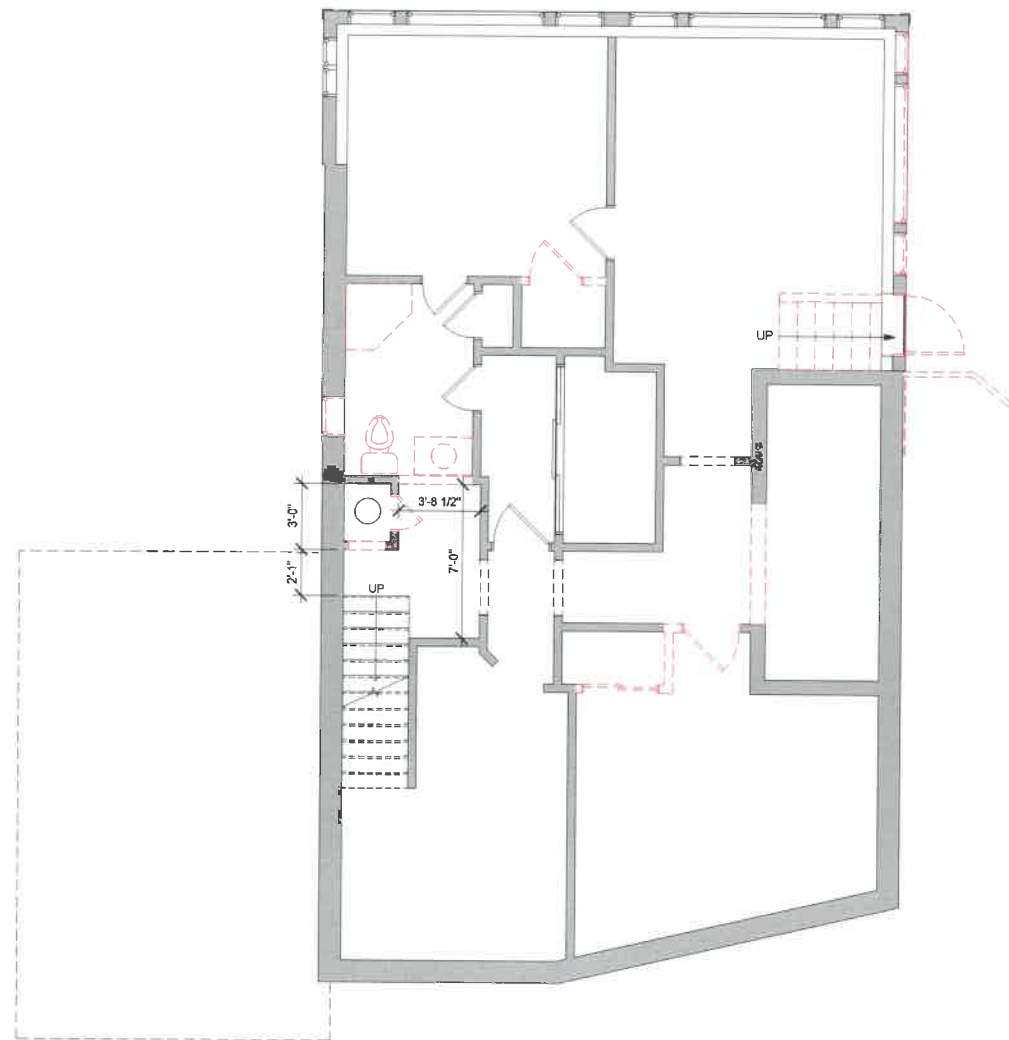


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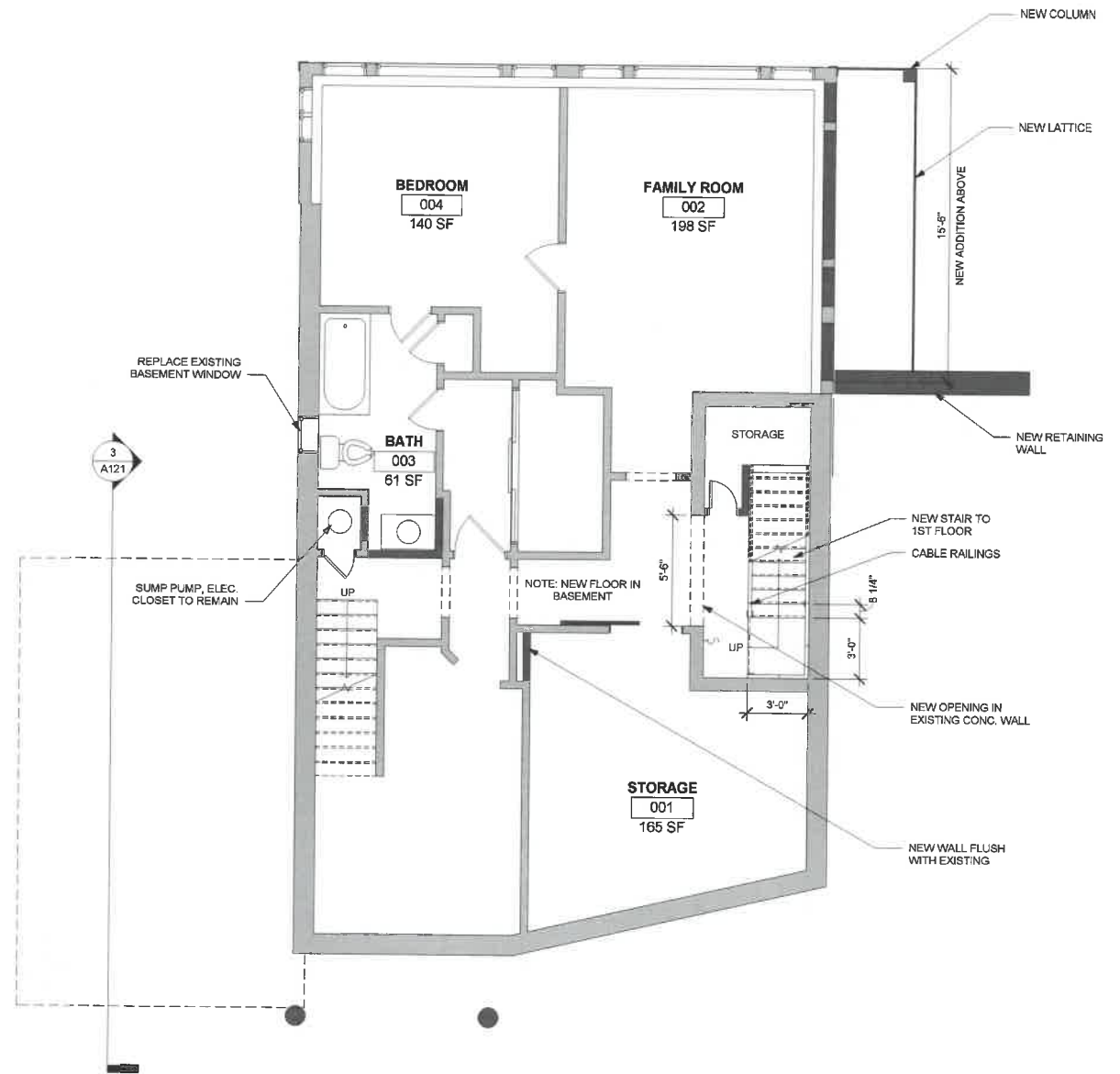
BROME RENOVATION
 1 CLARKES VILLAGE LANE - JAMESTOWN, RI 02835

DESCRIPTION: SITE PLAN - PROPOSED		
SCALE:	3/16" = 1'-0"	PAPER: 24"x36"
DATE:	10-13-20	"CD SET"

A012



1 0 BASEMENT - EXISTING
1/4" = 1'-0"



2 0 BASEMENT - PROPOSED
1/4" = 1'-0"

DOOR SCHEDULE				
Mark	Description	Width	Height	Comments
101.1	EXTERIOR CARRIAGE STYLE GARAGE DOOR	9' - 0"	7' - 0"	
102.1	EXTERIOR MAIN ENTRY DOOR WITH SIDELIGHTS	3' - 0"	6' - 8"	
102.2	BIFOLD DOUBLE	5' - 6"	6' - 8"	
102.3	EXTERIOR SINGLE PANEL GLASS	2' - 8"	6' - 8"	
102.5	SLIDING BARN DOOR	3' - 6"	6' - 8"	
103.1	DOUBLE SWING	3' - 0"	6' - 8"	
201.1	EXTERIOR GLASS SLIDER	5' - 0"	6' - 8"	
202.1	POCKET	2' - 2"	6' - 8"	
202.2	POCKET	2' - 2"	6' - 8"	
202.3	GLASS SHOWER DOOR	2' - 0"	6' - 8"	
203.1	CLOSET SLIDER	3' - 4"	6' - 8"	
203.2	POCKET	2' - 6"	6' - 8"	
203.3	DOUBLE SWING	2' - 6"	6' - 8"	
204.1	POCKET	2' - 2"	6' - 8"	
205.1	SINGLE SWING	2' - 2"	6' - 8"	
Grand total: 15				

WINDOW SCHEDULE									
Type Mark	Count	Description	Width	Height	Rough Width	Rough Height	Sill Height	Manufacturer	Series
A	5	CASEMENT	2' - 8"	2' - 8"	2' - 9"	2' - 8 1/2"	3' - 9"	PELLA WINDOWS	LIFESTYLE SERIES
B	3	CASEMENT	2' - 1"	2' - 1"	2' - 2"	2' - 1 1/2"	4' - 11 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
C	2	FIXED	2' - 5"	4' - 5"	2' - 6"	4' - 5 1/2"	2' - 7 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
D	4	CASEMENT (4 LITES)	2' - 8"	2' - 8"	2' - 9"	2' - 8 1/2"	3' - 2"	PELLA WINDOWS	LIFESTYLE SERIES
E	1	FIXED (4 LITES)	2' - 8"	2' - 8"	2' - 9"	2' - 8 1/2"	3' - 2"	PELLA WINDOWS	LIFESTYLE SERIES
F	3	CASEMENT (4/1 MULLIONS)	2' - 5"	3' - 11"	2' - 6"	3' - 11 1/2"	3' - 0"	PELLA WINDOWS	LIFESTYLE SERIES
G	1	FIXED	3' - 0"	6' - 8"	3' - 1"	6' - 8 1/2"	0' - 0"	PELLA WINDOWS	LIFESTYLE SERIES
H	1	FIXED	3' - 0"	4' - 5"	3' - 1"	4' - 5 1/2"	2' - 7 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
J	1	FIXED	10' - 6"	4' - 5"	10' - 7"	4' - 5 1/2"	2' - 7 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
Grand total: 21									



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BROME RENOVATION

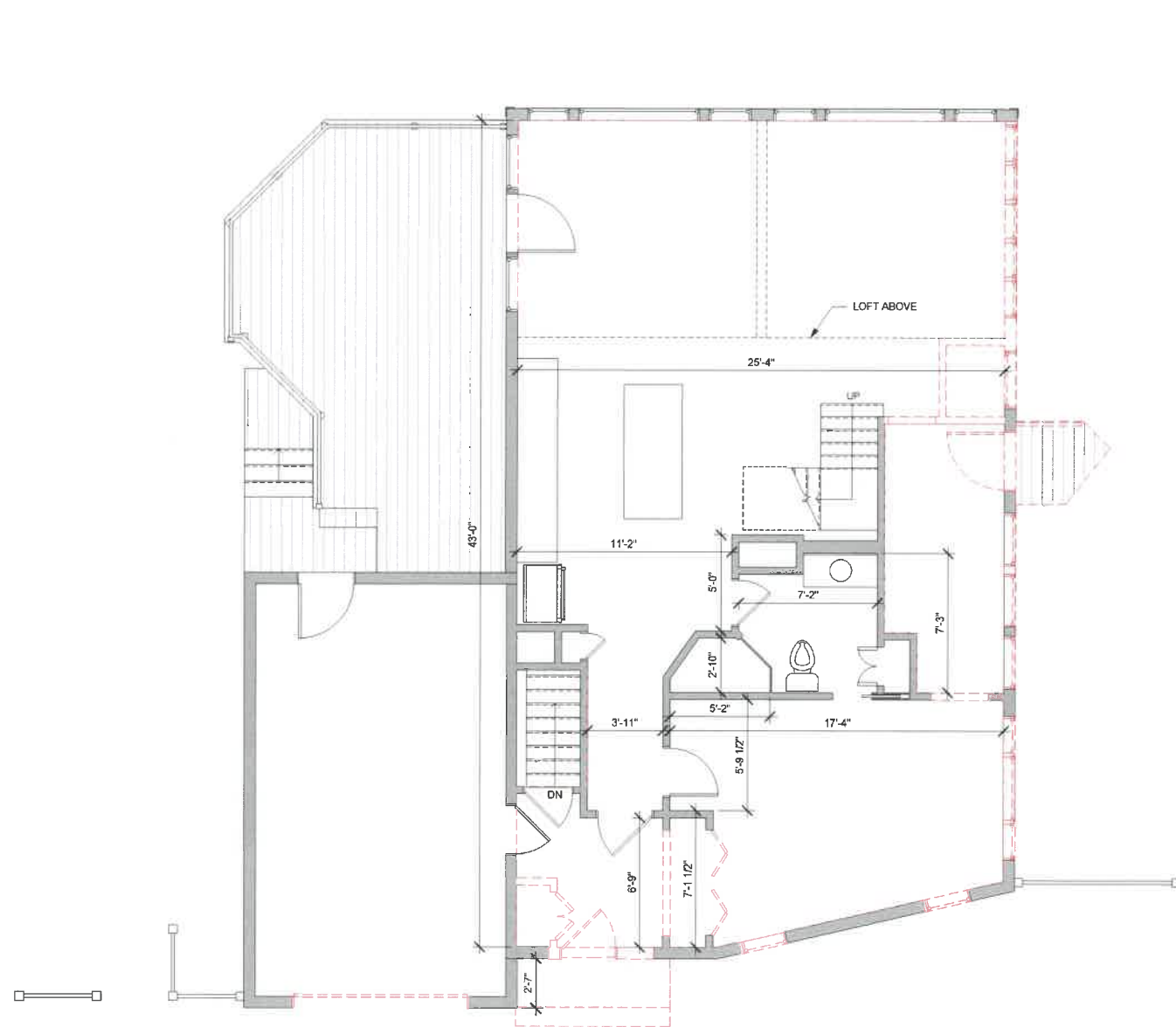
1 CLARKES VILLAGE LANE - JAMESTOWN, RI 02835

DESCRIPTION: BASEMENT PLAN - EXISTING+PROPOSED

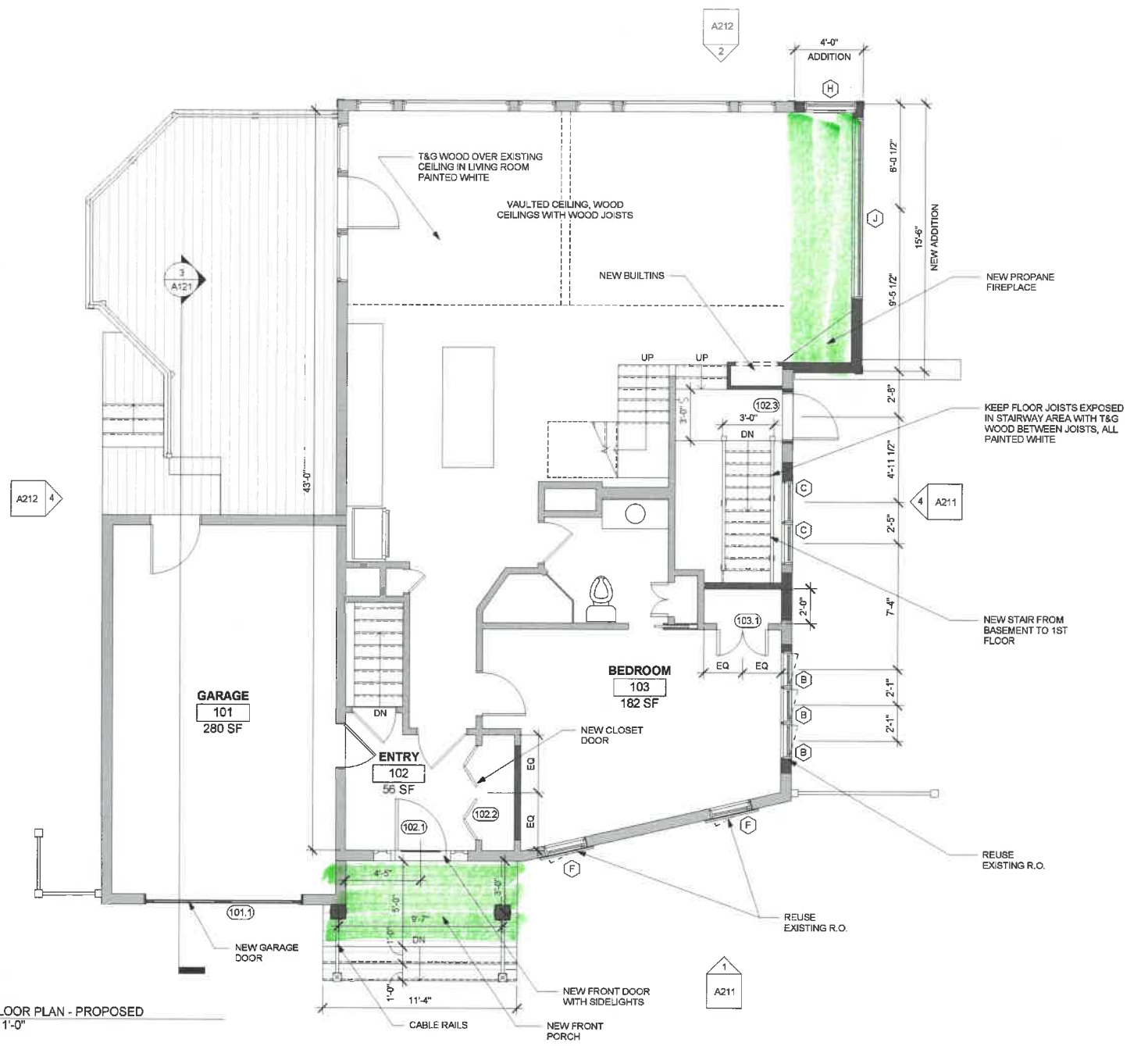
SCALE: 1/4" = 1'-0" PAPER: 24"x36"

DATE: 10-13-20 "CD SET"

A101



1 1ST FLOOR PLAN - EXISTING
1/4" = 1'-0"



2 1ST FLOOR PLAN - PROPOSED
1/4" = 1'-0"

DOOR SCHEDULE				
Mark	Description	Width	Height	Comments
101.1	EXTERIOR CARRIAGE STYLE GARAGE DOOR	9' - 0"	7' - 0"	
102.1	EXTERIOR MAIN ENTRY DOOR WITH SIDELIGHTS	3' - 0"	6' - 8"	
102.2	BIFOLD DOUBLE	5' - 6"	6' - 8"	
102.3	EXTERIOR SINGLE PANEL GLASS	2' - 8"	6' - 8"	
102.5	SLIDING BARN DOOR	3' - 6"	6' - 8"	
103.1	DOUBLE SWING	3' - 0"	6' - 8"	
201.1	EXTERIOR GLASS SLIDER	5' - 0"	6' - 8"	
202.1	POCKET	2' - 2"	6' - 8"	
202.2	POCKET	2' - 2"	6' - 8"	
202.3	GLASS SHOWER DOOR	2' - 0"	6' - 8"	
203.1	CLOSET SLIDER	3' - 4"	6' - 8"	
203.2	POCKET	2' - 6"	6' - 8"	
203.3	DOUBLE SWING	2' - 6"	6' - 8"	
204.1	POCKET	2' - 2"	6' - 8"	
205.1	SINGLE SWING	2' - 2"	6' - 8"	
Grand total: 15				

WINDOW SCHEDULE									
Type Mark	Count	Description	Width	Height	Rough Width	Rough Height	Sill Height	Manufacturer	Series
A	5	CASEMENT	2' - 8"	2' - 8"	2' - 9"	2' - 8 1/2"	3' - 9"	PELLA WINDOWS	LIFESTYLE SERIES
B	3	CASEMENT	2' - 1"	2' - 1"	2' - 2"	2' - 1 1/2"	4' - 11 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
C	2	FIXED	2' - 5"	4' - 5"	2' - 6"	4' - 5 1/2"	2' - 7 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
D	4	CASEMENT (4 LITES)	2' - 8"	2' - 8"	2' - 9"	2' - 8 1/2"	3' - 2"	PELLA WINDOWS	LIFESTYLE SERIES
E	1	FIXED (4 LITES)	2' - 8"	2' - 8"	2' - 9"	2' - 8 1/2"	3' - 2"	PELLA WINDOWS	LIFESTYLE SERIES
F	3	CASEMENT (4 1/1 MULLIONS)	2' - 5"	3' - 11"	2' - 6"	3' - 11 1/2"	3' - 0"	PELLA WINDOWS	LIFESTYLE SERIES
G	1	FIXED	3' - 0"	6' - 8"	3' - 1"	6' - 8 1/2"	0' - 0"	PELLA WINDOWS	LIFESTYLE SERIES
H	1	FIXED	3' - 0"	4' - 5"	3' - 1"	4' - 5 1/2"	2' - 7 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
J	1	FIXED	10' - 6"	4' - 5"	10' - 7"	4' - 5 1/2"	2' - 7 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
Grand total: 21									



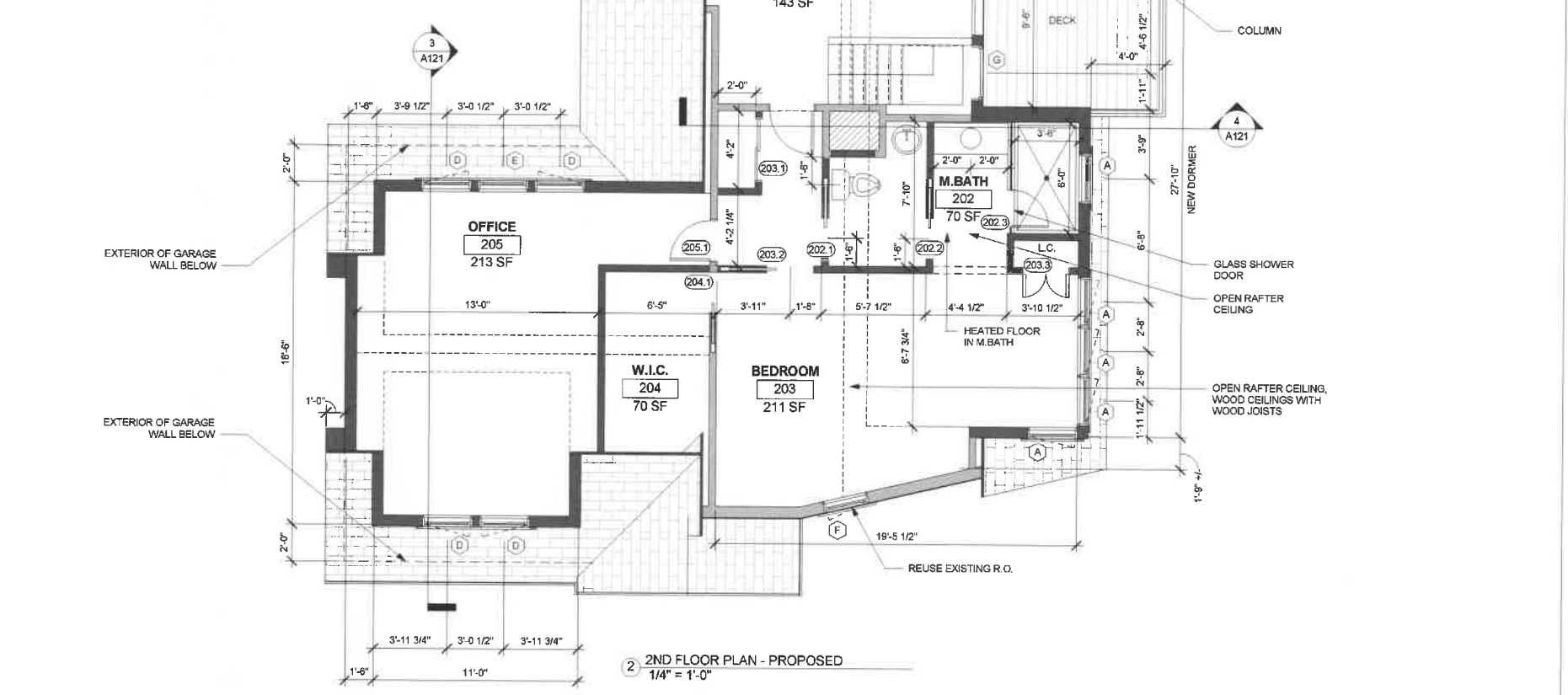
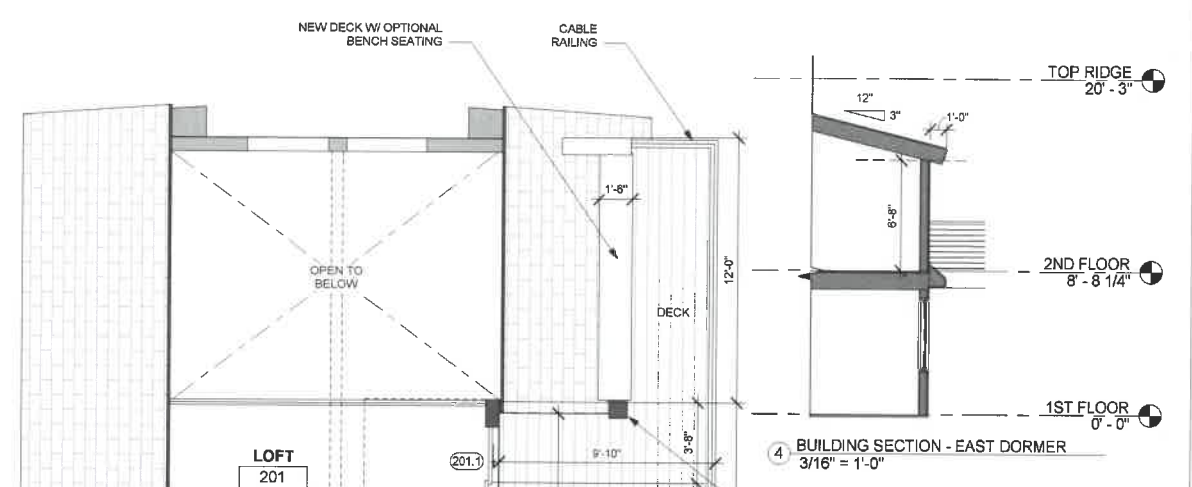
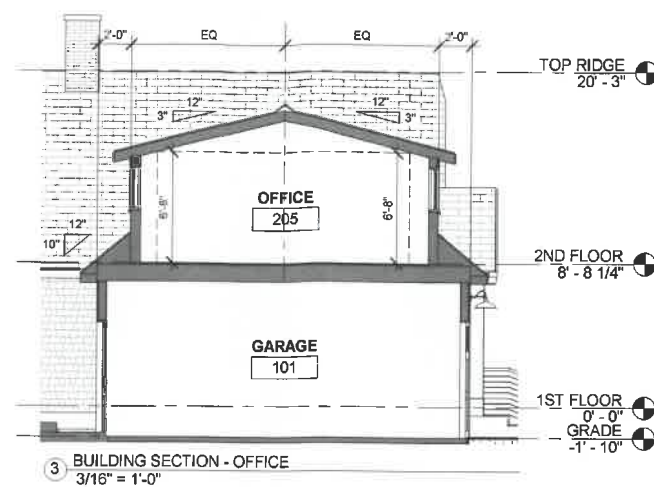
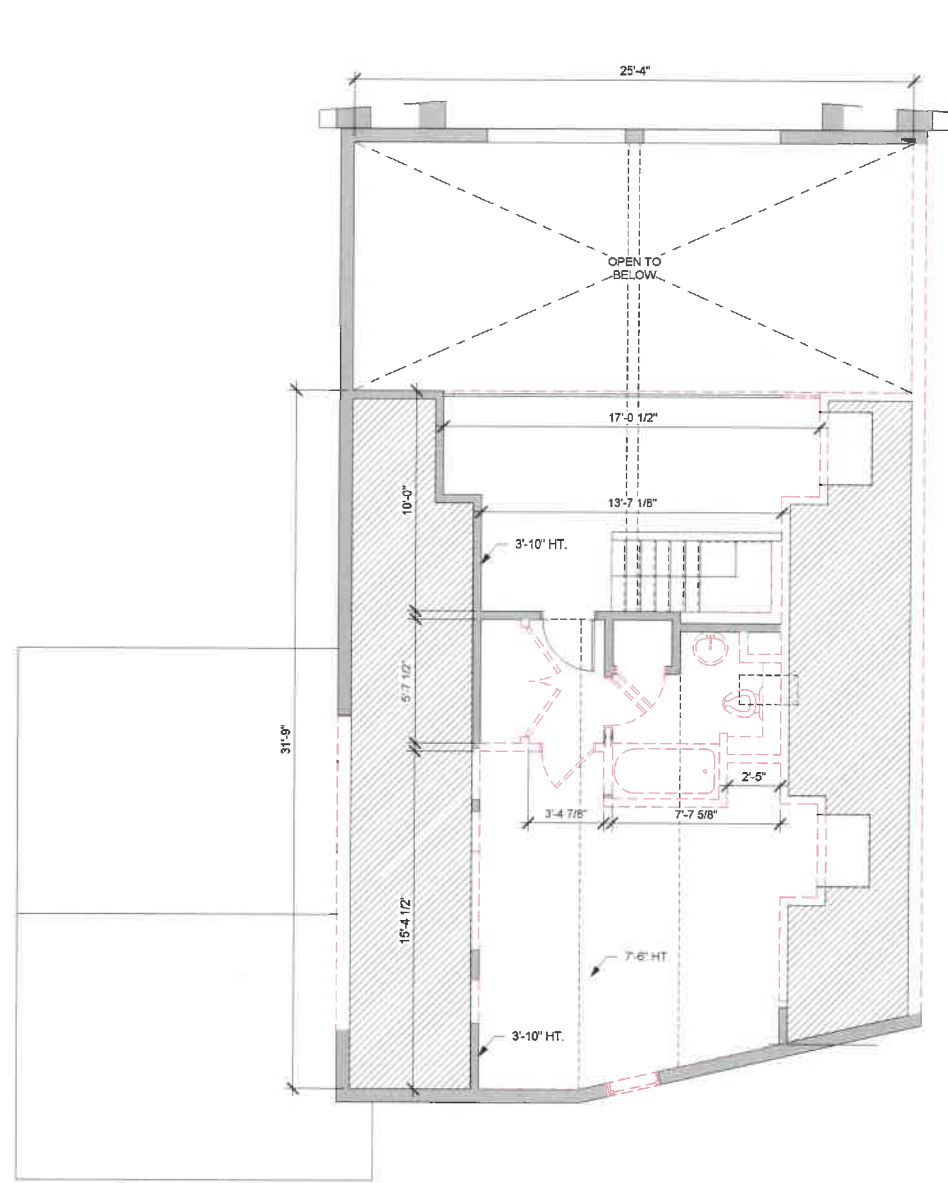
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 NEWPORT, RI 02840

BROME RENOVATION

1 CLARKES VILLAGE LANE - JAMESTOWN, RI 02835

DESCRIPTION: 1ST FLOOR PLAN - EXISTING+PROPOSED
 SCALE: 1/4" = 1'-0" PAPER: 24"x36"
 DATE: 10-13-20 "CD SET"

A111



DOOR SCHEDULE				
Mark	Description	Width	Height	Comments
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102.1	EXTERIOR MAIN ENTRY DOOR WITH SIDELIGHTS	3'-0"	6'-8"	
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102.3	EXTERIOR SINGLE PANEL GLASS	2'-8"	6'-8"	
102.5	SLIDING BARN DOOR	3'-6"	6'-8"	
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201.1	EXTERIOR GLASS SLIDER	5'-0"	6'-8"	
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202.2	POCKET	2'-2"	6'-8"	
202.3	GLASS SHOWER DOOR	2'-0"	6'-8"	
203.1	CLOSET SLIDER	3'-4"	6'-8"	
203.2	POCKET	2'-6"	6'-8"	
203.3	DOUBLE SWING	2'-6"	6'-8"	
204.1	POCKET	2'-2"	6'-8"	
205.1	SINGLE SWING	2'-2"	6'-8"	
Grand total: 15				

WINDOW SCHEDULE									
Type Mark	Count	Description	Width	Height	Rough Width	Rough Height	Sill Height	Manufacturer	Series
A	5	CASEMENT	2'-8"	2'-8"	2'-9"	2'-8 1/2"	3'-9"	PELLA WINDOWS	LIFESTYLE SERIES
B	3	CASEMENT	2'-1"	2'-1"	2'-2"	2'-1 1/2"	4'-11 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
C	2	FIXED	2'-5"	4'-5"	2'-6"	4'-5 1/2"	2'-7 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
D	4	CASEMENT (4 LITES)	2'-8"	2'-8"	2'-9"	2'-8 1/2"	3'-2"	PELLA WINDOWS	LIFESTYLE SERIES
E	1	FIXED (4 LITES)	2'-8"	2'-8"	2'-9"	2'-8 1/2"	3'-2"	PELLA WINDOWS	LIFESTYLE SERIES
F	3	CASEMENT (4/1 MULLIONS)	2'-5"	3'-11"	2'-6"	3'-11 1/2"	3'-0"	PELLA WINDOWS	LIFESTYLE SERIES
G	1	FIXED	3'-0"	6'-8"	3'-1"	6'-8 1/2"	0'-0"	PELLA WINDOWS	LIFESTYLE SERIES
H	1	FIXED	3'-0"	4'-5"	3'-1"	4'-5 1/2"	2'-7 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
J	1	FIXED	10'-6"	4'-5"	10'-7"	4'-5 1/2"	2'-7 1/2"	PELLA WINDOWS	LIFESTYLE SERIES
Grand total: 21									



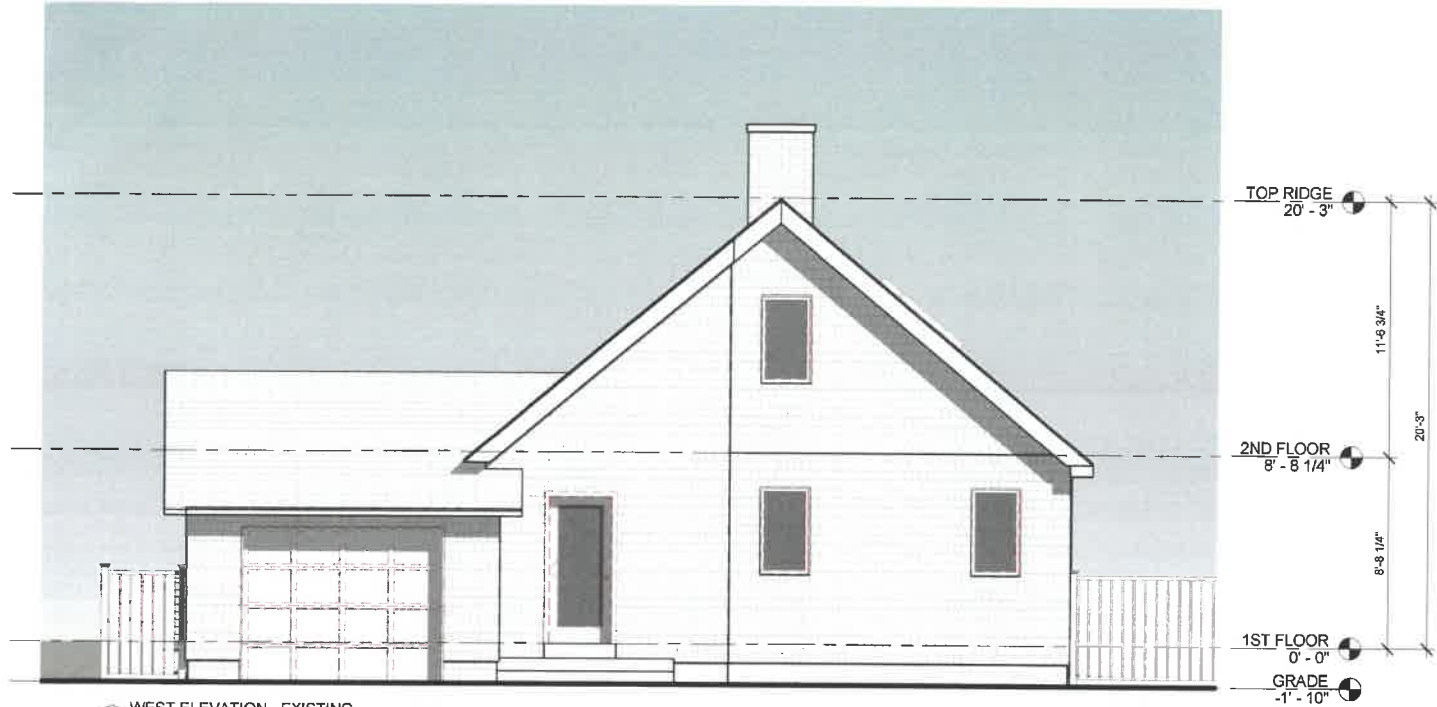
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 NEWPORT, RI 02840

BROME RENOVATION

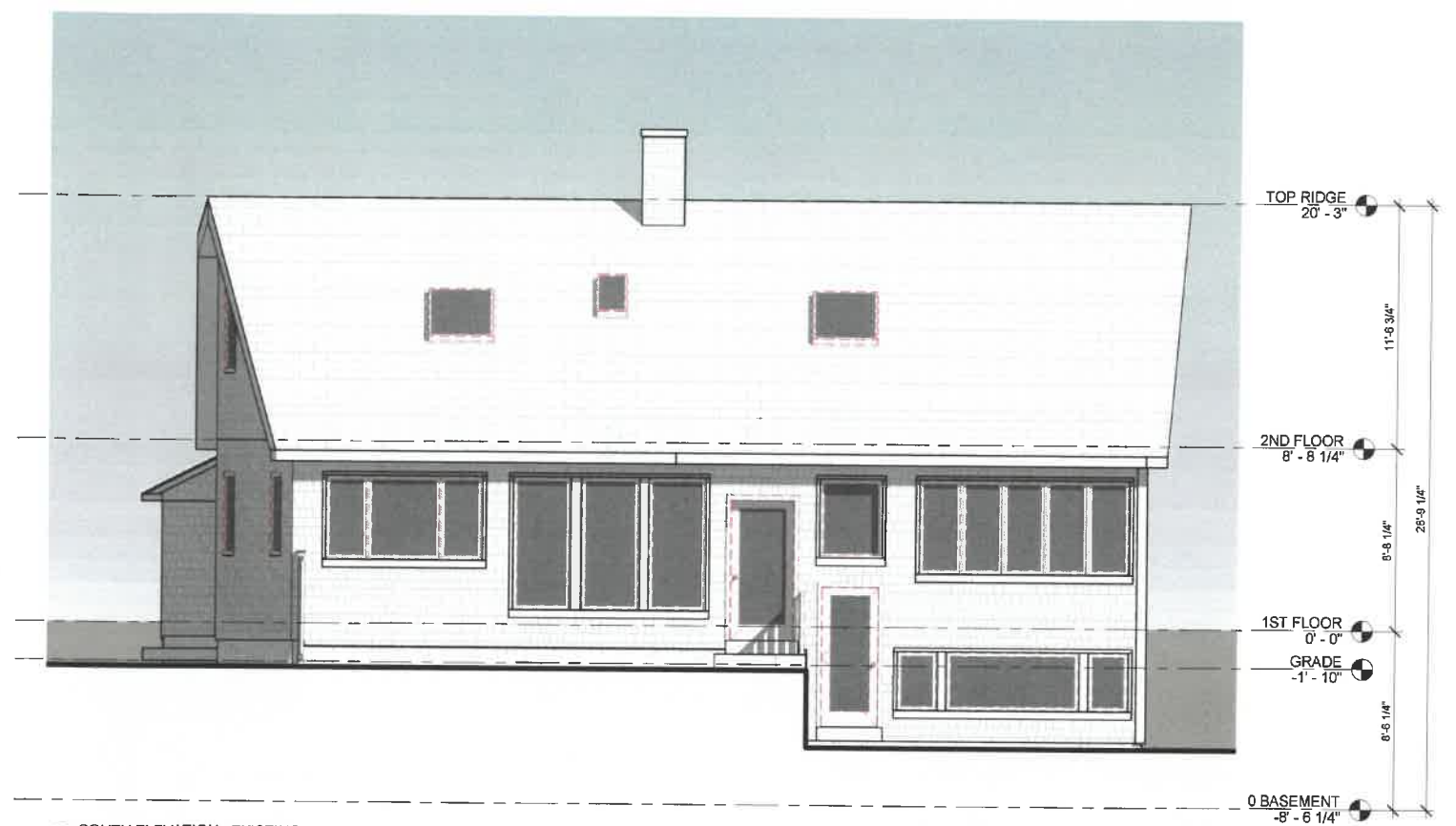
1 CLARKES VILLAGE LANE - JAMESTOWN, RI 02835

DESCRIPTION: 2ND FLOOR PLAN - EXISTING+PROPOSED		
SCALE:	As indicated	PAPER: 24"x36"
DATE:	10-13-20	"CD SET"

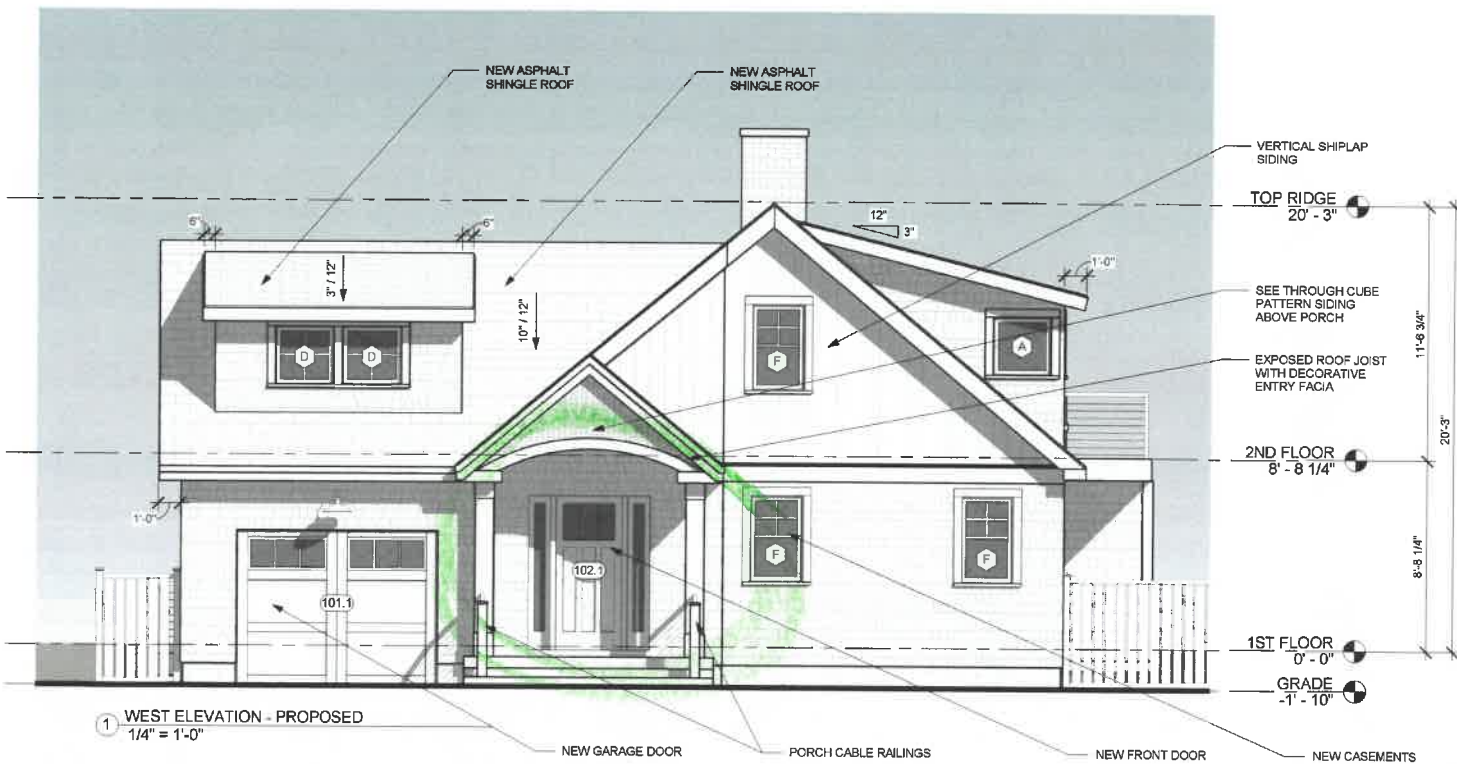
A121



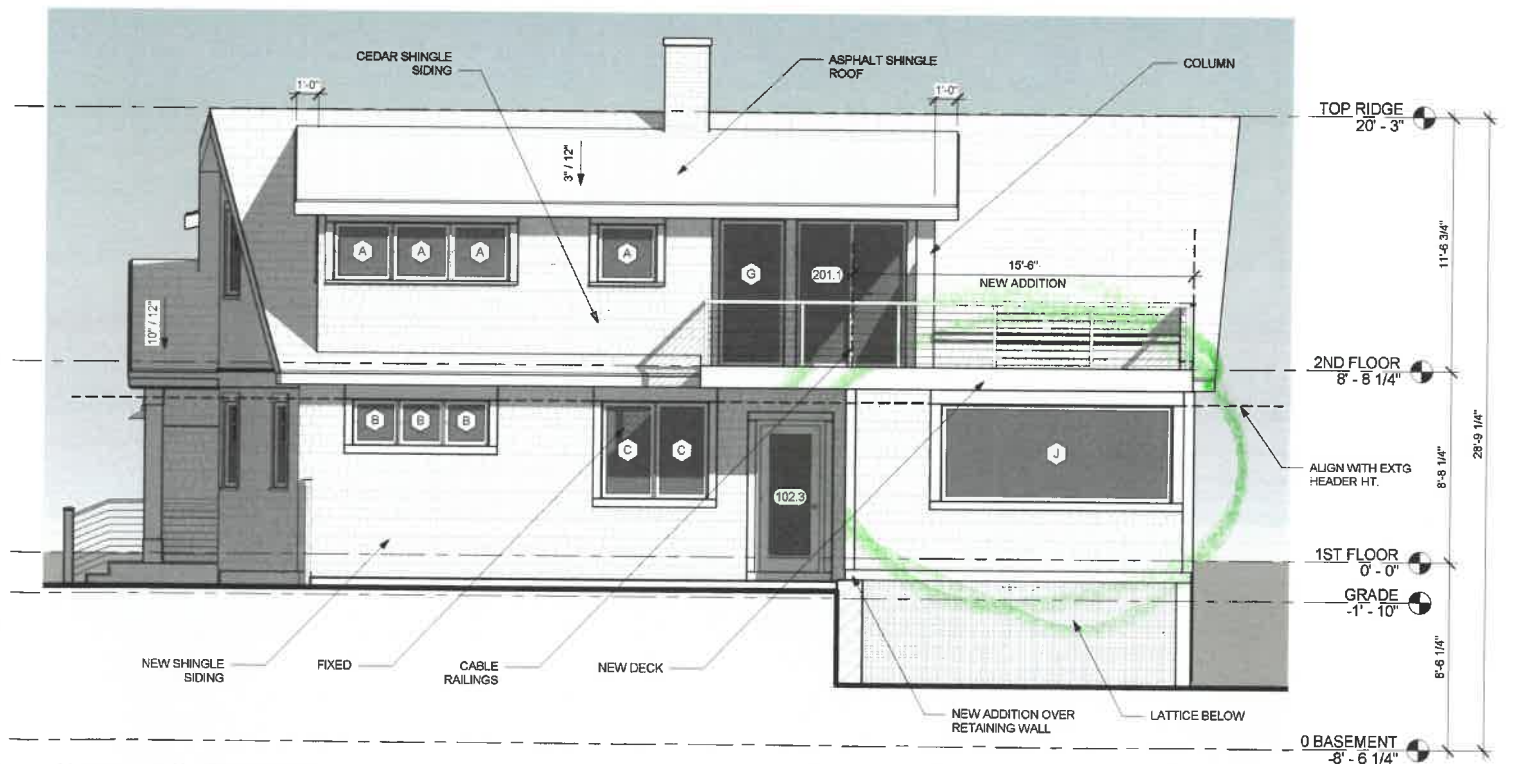
3 WEST ELEVATION - EXISTING
1/4" = 1'-0"



2 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



1 WEST ELEVATION - PROPOSED
1/4" = 1'-0"



4 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



CHRIS FAGAN

T: 401-855-4873
E: FAGAN1@GMAIL.COM
W: CFD-STUDIO.COM
A: PO BOX 774
NEWPORT, RI 02840

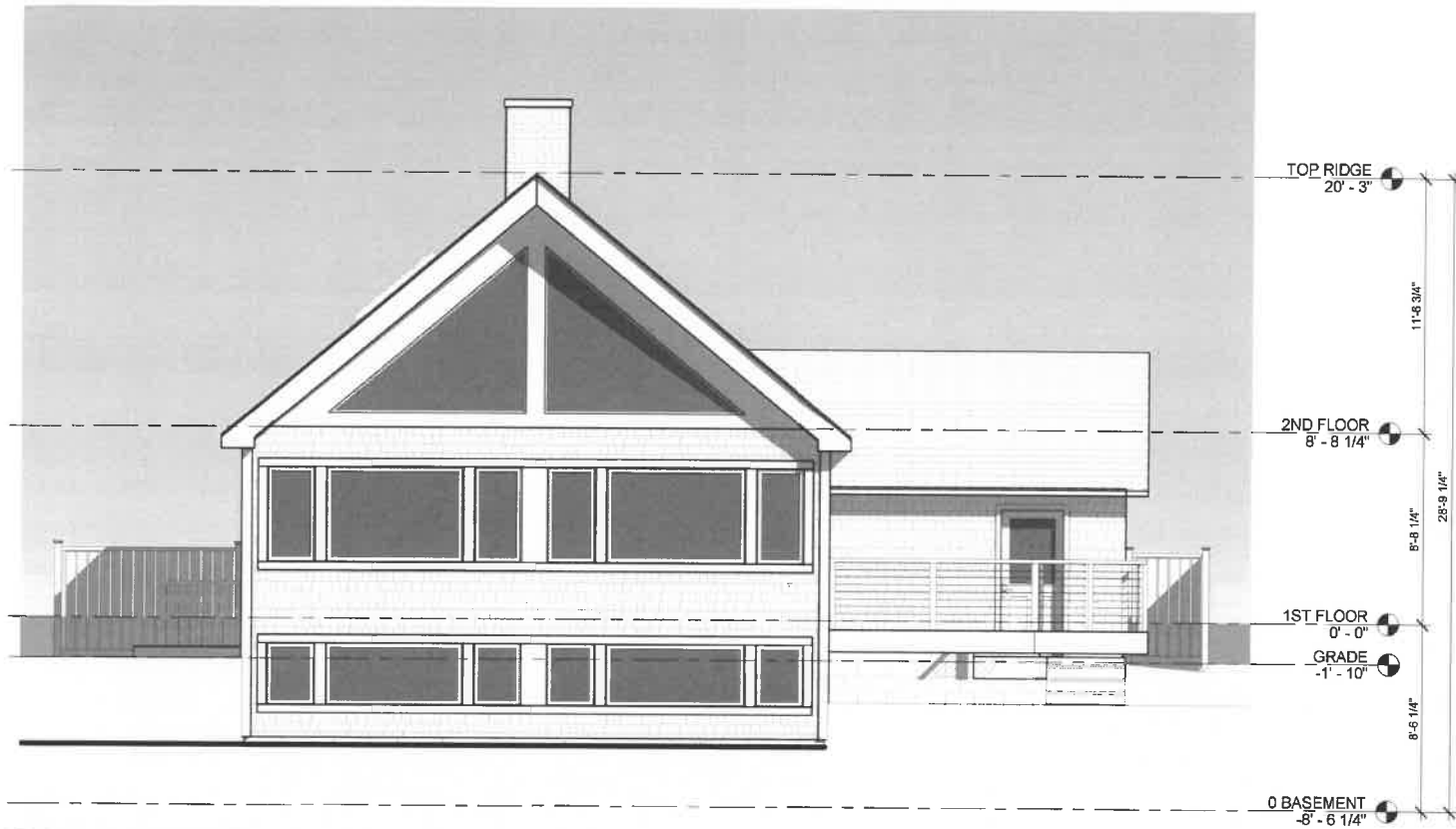
BROME RENOVATION

1 CLARKES VILLAGE LANE - JAMESTOWN, RI 02835

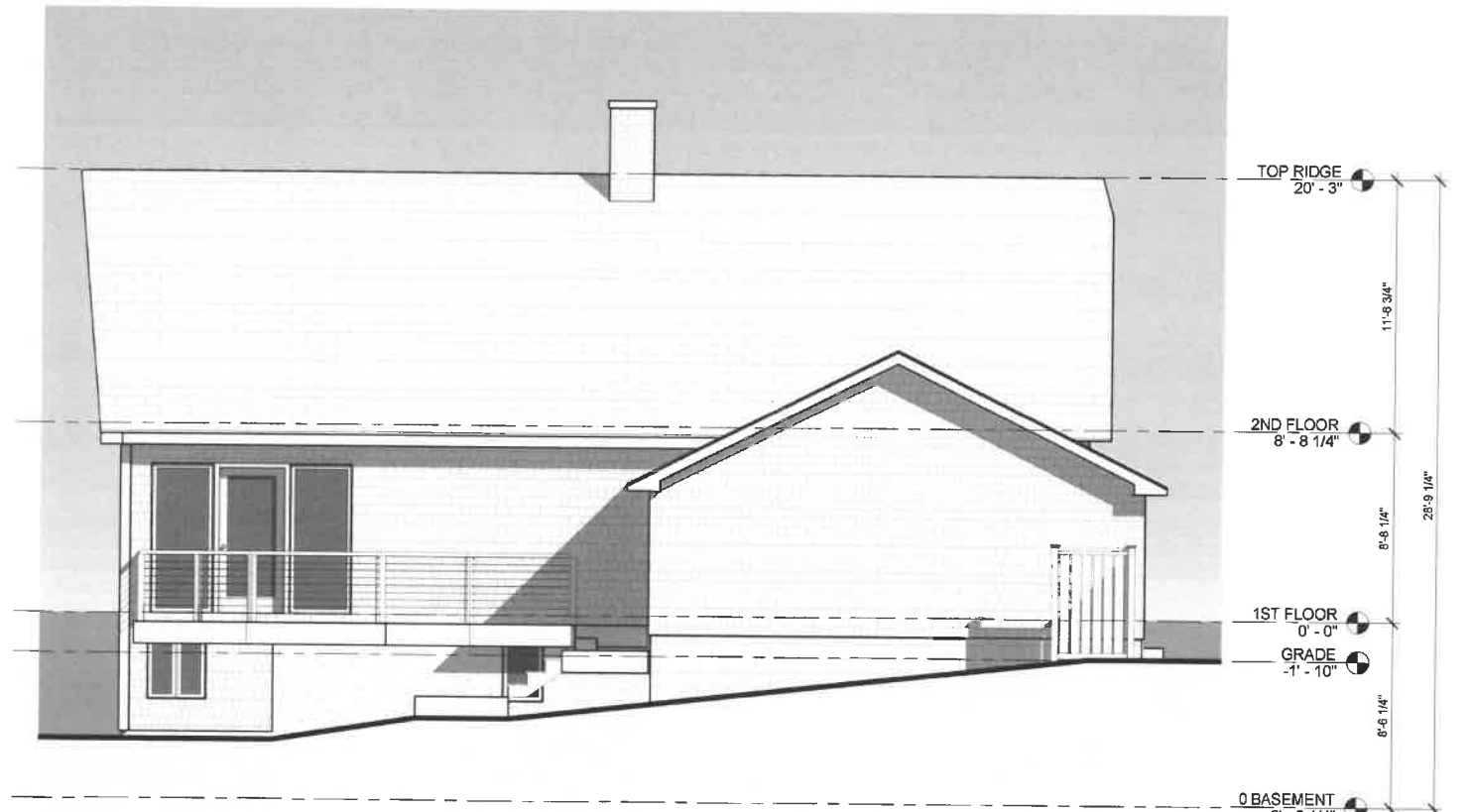
DESCRIPTION: WEST, SOUTH ELEVATION - EXISTING+PROPOSED

SCALE: 1/4" = 1'-0" PAPER: 24"x36"
DATE: 10-13-20 "CD SET"

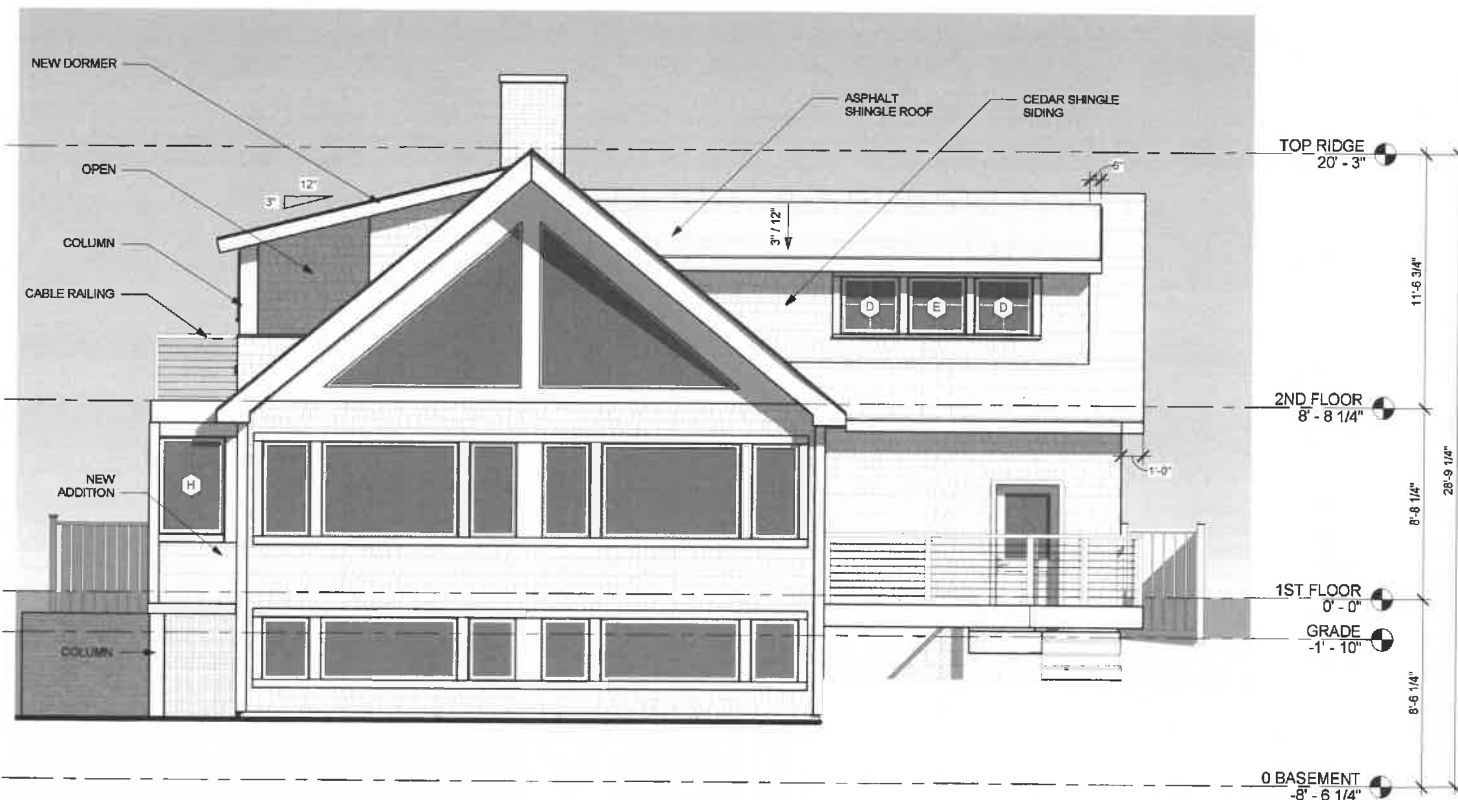
A211



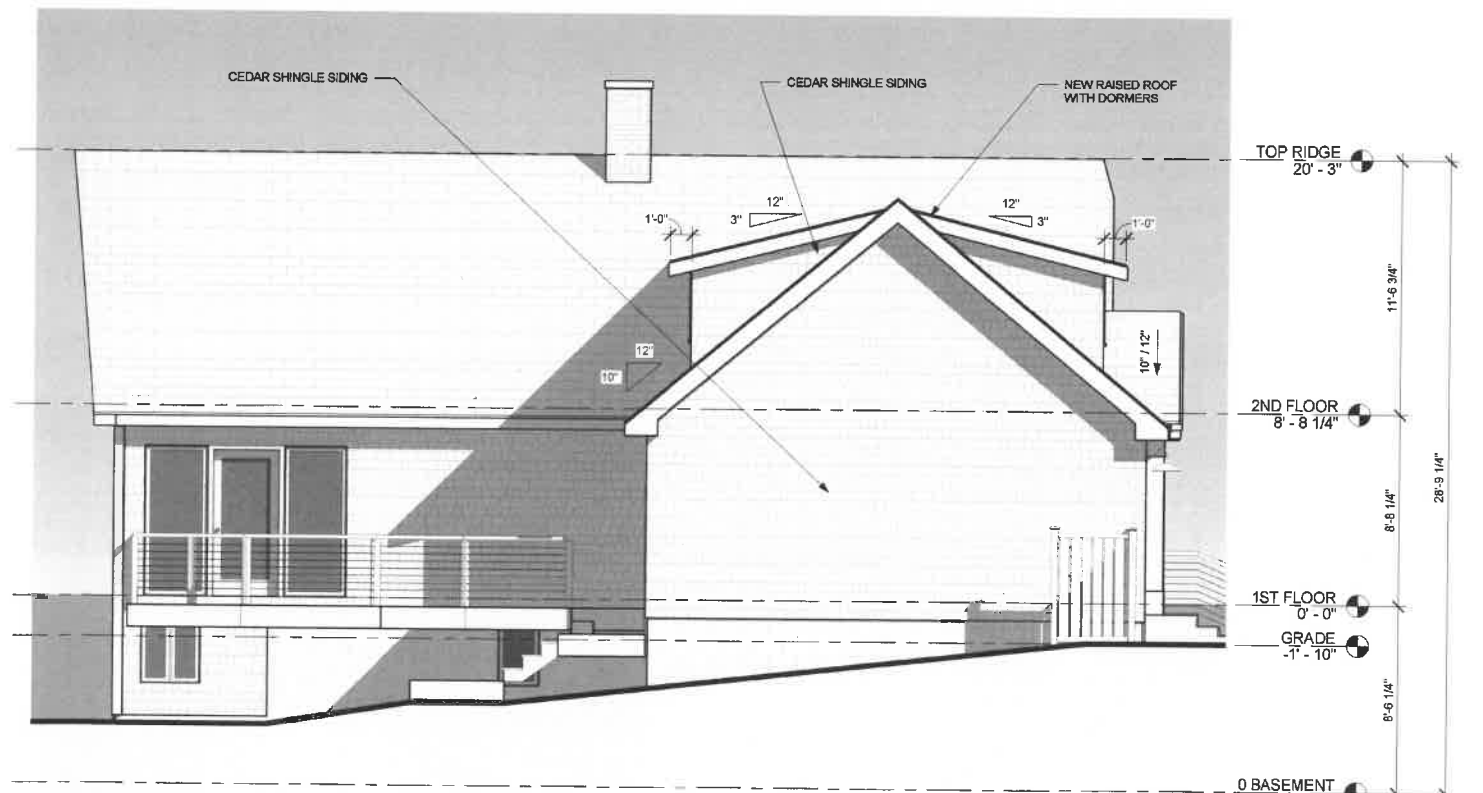
1 EAST ELEVATION - EXISTING
1/4" = 1'-0"



3 NORTH ELEVATION - EXISTING
1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED
1/4" = 1'-0"



4 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



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BROME RENOVATION

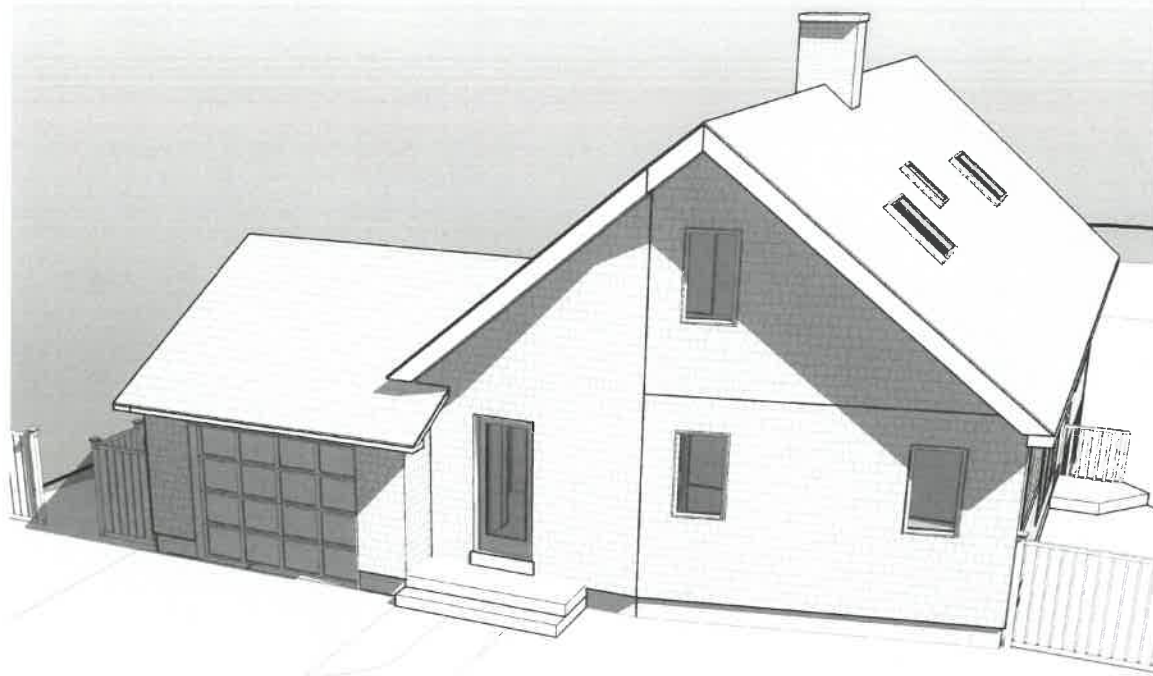
1 CLARKES VILLAGE LANE - JAMESTOWN, RI 02835

DESCRIPTION: EAST, NORTH ELEVATION - EXISTING+PROPOSED

SCALE: 1/4" = 1'-0" PAPER: 24"x36"

DATE: 10-13-20 "CD SET"

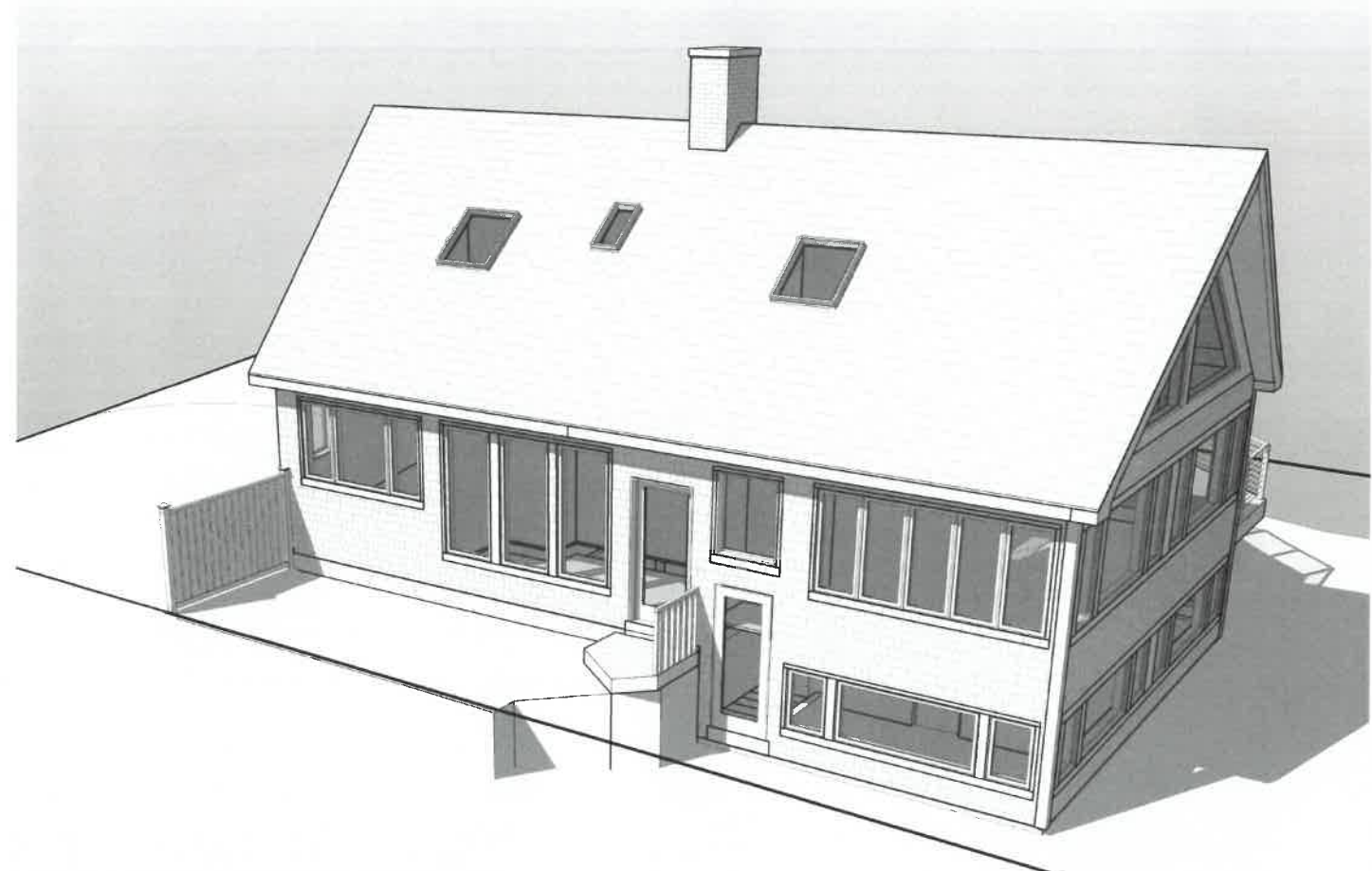
A212



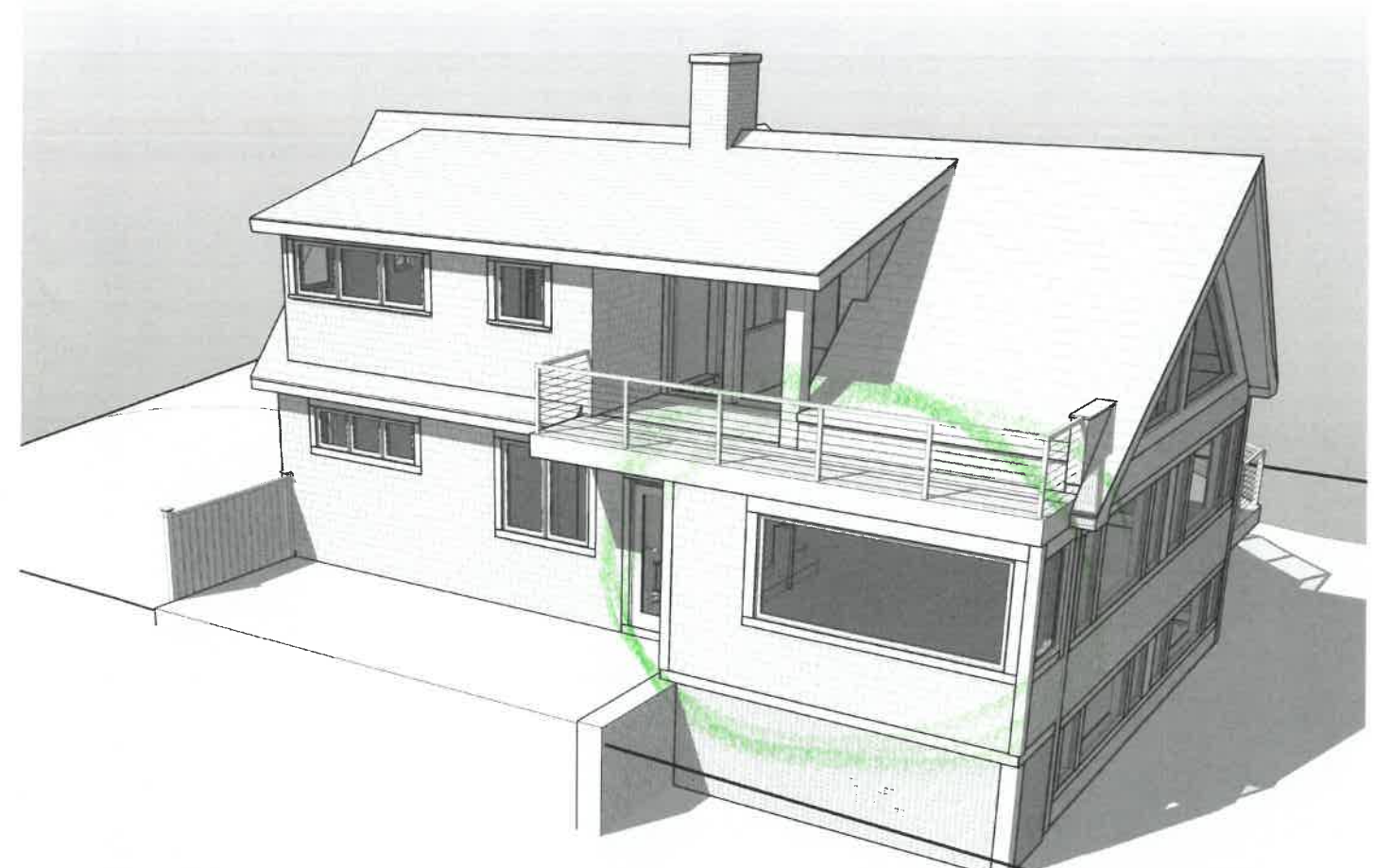
1 AERIAL VIEW 1 - EXISTING



2 AERIAL VIEW 1 - PROPOSED



4 AERIAL VIEW 2 - EXISTING



3 AERIAL VIEW 2 - PROPOSED



CHRIS FAGAN
 T: 401-855-4873
 E: FAGAN1@GMAIL.COM
 W: CFD-STUDIO.COM
 A: PO BOX 774
 NEWPORT, RI 02840

BROME RENOVATION

1 CLARKES VILLAGE LANE - JAMESTOWN, RI 02835

DESCRIPTION: VIEWS - EXISTING + PROPOSED

SCALE:	PAPER: 24"x36"
DATE: 10-13-20	"CD SET"

A411

Notice of Hearing

Application of Christian and Elaine Infantolino, whose property is located at 28 Reservoir Circle, Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 4, Lot 77 hereby request a One (1) year extension to the variance granted November 27, 2019 for dimensional relief granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-302, District Dimensional Regulations and Table 3-2, RR 80 Zoning District Regulations, to construct an addition to the existing house which will be located 20 feet from the side line where 30 feet is required and 29.4 feet from the rear property line where 40 feet is required. The Applicant also seeks relief from Article 7 Section 82-705 as the existing structure is currently located 29.4 feet from the rear property line. Said property is located in a RR80 zone and contains 22,504 square feet.

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

93 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

received
10-9-20

CS

October 8, 2020

Zoning Board of Review
c/o Ms. Patricia Westall
Clerk, Jamestown Zoning Board of Review
93 Narragansett Avenue
Jamestown, RI 02835

RE: Christian S. Infantolino, Zoning Board of Review Variance granted November 27, 2019, 28 Reservoir Circle, AP 4, Lot 77

Dear Zoning Board of Review:

Please accept this letter as a request for a one-year extension of the referenced variance. We respectfully request this matter to be heard at the next available Zoning Board of Review meeting.

The reason for the requested extension is that due to bids are still being reviewed, and I am not expecting this process to be finalized by the November expiration deadline.

Thank you.



Christian S. Infantolino
Applicant

MORNEAU & MURPHY
ATTORNEYS AT LAW

JOHN AUSTIN MURPHY *of counsel*
JOHN B. MURPHY

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

NEALE D. MURPHY
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77 NARRAGANSETT AVENUE
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38 NORTH COURT STREET
PROVIDENCE, RI 02903-1217
(401) 453-0500 TELEPHONE
(401) 453-0505 FACSIMILE

*ALSO ADMITTED IN CONNECTICUT
**ALSO ADMITTED IN MASSACHUSETTS

October 20, 2020

Zoning Board of Review
c/o Ms. Patricia Westall
Clerk, Jamestown Zoning Board of Review
93 Narragansett Avenue
Jamestown, RI 02835

RE: Christian S. Infantolino, Zoning Board of Review Variance granted November 27, 2019, 28 Reservoir Circle, AP 4, Lot 77

Dear Zoning Board of Review:

Please accept this letter as a request for a one-year extension of the referenced variance. We respectfully request this matter to be heard at the next available Zoning Board of Review meeting.

The reason for the requested extension is that due to bids are still being reviewed, and I am not expecting this process to be finalized by the November expiration deadline.

Thank you.



Christian S. Infantolino
Applicant



DOC: 20190000057181
ZONING BOARD OF REVIEW
Town of Jamestown

93 Narragansett Avenue
401-423-7200

Jamestown, Rhode Island
02835-1199

October 23, 2019

Christian Infantolino, Esq.
77 Narragansett Avenue
Jamestown, RI 02835

Dear Mr. & Ms. Infantolino,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on October 22, 2019.

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 Marcy Coleman and seconded by Edward Gromada to grant the request of Christian and Elaine Infantolino, Buyers of the property owned by Barbara A. Infantolino, whose property is located at 28 Reservoir Circle, Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 4, Lot 77 for dimensional relief granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-302, District Dimensional Regulations and Table 3-2, RR 80 Zoning District Regulations, to construct an addition to the existing house which will be located 20 feet from the side line where 30 feet is required and 29.4 feet from the rear property line where 40 feet is required. The Applicant also seeks relief from Article 7 Section 82-705 as the existing structure is currently located 29.4 feet from the rear property line.

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 RR80 zone and contains 22,504 square feet.
2. All of the properties in the area were created by a subdivision that predated our current lot size requirements.

3. The size of the lot is only 22,504 sq. ft, well below most properties in an RR80 zone.
4. The trapezoid shape of the property restricts the location of any addition.
5. The addition is in the proposed location to avoid moving the well.
6. The request is the least amount necessary as the garages will only meet the minimum allowed depth of approximately 22 ft.
7. Increased run off from the new addition will be mitigated by a vegetative swale.
8. There is no net increase in bedrooms so it is in compliance with the existing septic capacity.
9. Attached and/or integral garages are common throughout the immediate neighborhood.
10. Placement of the addition will be approximately 90 ft. from the neighbor to the west.
11. No one testified against the request.

The motion carried by a vote of 5 -0.

Richard Boren, Edward Gromada, Marcy Coleman, Judith Bell and James King voted in favor of the motion.

Dean Wagner, Terence Livingston and Erik Brine were absent.

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

Very truly yours,



Richard Boren, Chairman
Jamestown Zoning Board of Review
RB/pw

Received for Record
ERIN F. LIESE, CNC
TOWN CLERK
JAMESTOWN, R.I.
NOV 27, 2019 09:08 AM
Vol: 953 PG: 125

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Extension of Variance granted under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: October 20, 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: Christian and Elaine Infantolino Address: Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: 28 Reservoir Circle
2. Assessor's Plat 4 Lot 77
3. Dimensions of lot: frontage +/- 105 ft. depth (West): +/- 101 ft. Area: 22,504 sq. ft.
4. Zoning Districts in which premises are located: Use: RR80 Area: 80,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Under Contract to close 10/1/2019
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 1078 sq. ft.
Size of proposed building or alteration: 24 ft. x 26 ft Garage plus breezeway connector;
Total +/- 1038 sq. ft.
8. Distance of proposed building or alteration from lot lines:
Required: front: 40' rear: 40' side: 30'
Existing: front: 65.7' rear: 29.4' West side: 56.1' East Side: 37.1'
Proposed: front: 50.5' rear: 29.4 +/- (existing) 30.3' (new structure) West side: 20.00'
East side: No Change
9. Present use of premises: Single family residence

10. Proposed use of premises: Single family residence

Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to construct an addition to include a connector breezeway and a 2car garage.

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, RR80 Zoning District regulations, to construct an addition to the existing house which will be located approximately 20 feet from the Westerly side line where 30 feet is required and 29.4 feet from the rear property line where 40 feet is required. The Applicant also seeks relief from Article 7 Section 82-705 as the existing structure is currently located approximately 29.4 feet from the rear 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 an attached garage 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

Parcel ID: 4-12
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 4-38
VETTER, PETER E & LAURA A
359 EAST SHORE ROAD
JAMESTOWN, RI 02835

Parcel ID: 4-60
SILVIA, JUDD N ET MEREDITH A
15 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-61
BUSH, ERIC J ET
BUSH, PENNY A. L.
96 RESERVOIR AVENUE
JAMESTOWN RI 02835

Parcel ID: 4-69
HICKOX, MARK HARRISON ET
HICKOX, JEAN G.
87 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-70
CADWALADER, GEORGE JR & LISA A
23 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-71
JABLONSKI, DELORES A
31 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-72
HOAGLAND, SUSAN W. ET
SCOTT, KATHERINE & NATHAN
45 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-75
REMBIJAS, FRANCIS A ET UX
SUSAN E
50 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-76
REED, ROLAND R ET UX
ELLSWORTH, CHARLENE A
40 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-77
INFANTOLINO, CHRISTIAN S ET UX
INFANTOLINO, ELAINE W TE
28 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-78
MANSFIELD, ELIZABETH R ET
MANSFIELD, JOSEPH H TE
22 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-79
BROWN, ETHAN ET
ANTHONY, ABIGAIL
16 RESERVOIR CIRCLE
JAMESTOWN RI 02835

Parcel ID: 4-80
SPRAGUE, PAUL DAVID & NIKI D.
11 MAST STREET
JAMESTOWN RI 02835

Parcel ID: 4-81
TORBETT, AGNES
353 EAST SHORE ROAD
JAMESTOWN, RI 02835

Infantino

*13
x 680

88,40
+ 200,00

288,40 pd
Ch # 8528*

LEGEND

PL PROPERTY LINE
 FND FOUND
 N/F NOW OR FORMERLY
 S.F. SQUARE FEET

PLAT 4, LOT 12
 N/F TOWN OF JAMESTOWN
 (DEED BOOK 74 AT PAGE 864)

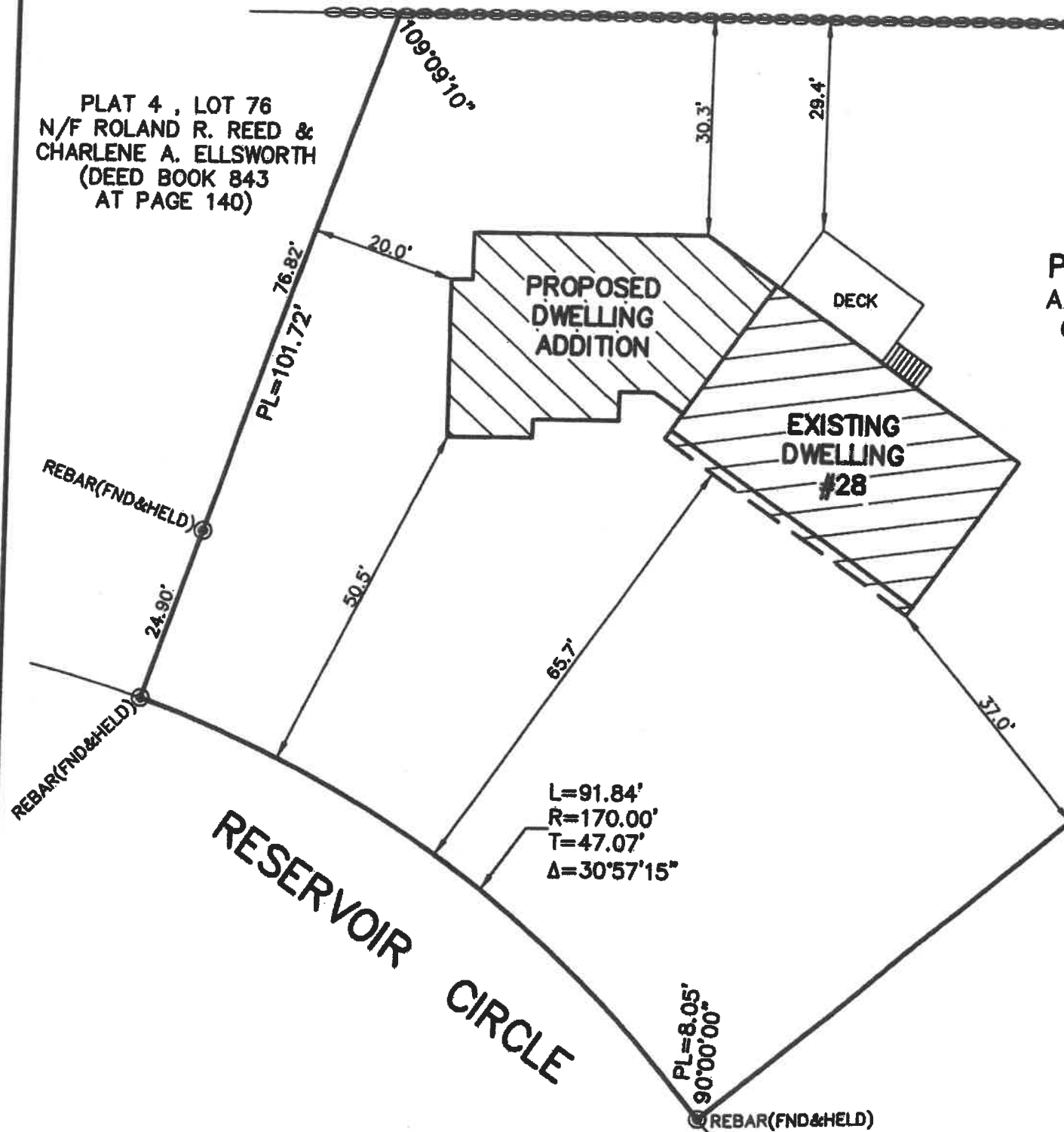
PLAT 4, LOT 76
 N/F ROLAND R. REED &
 CHARLENE A. ELLSWORTH
 (DEED BOOK 843
 AT PAGE 140)

PLAT 4, LOT 77
 AREA = 22,054 S.F.
 OR 0.5063 ACRES

PL=230.49'

STONE WALL

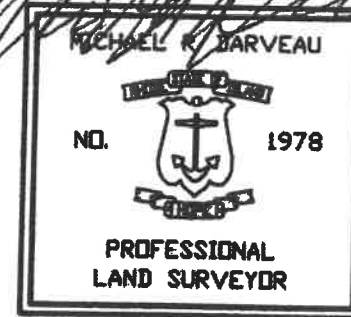
39°53'22"



NOTES:

1. THE PARCEL IS PLAT 4, LOT 77.
2. THE TOTAL PARCEL AREA IS 22,054 S.F.
3. THE EXISTING DWELLING ADDRESS IS 28 RESERVOIR CIRCLE.
4. THE PARCEL IS ZONED: R80.
5. SEE DEED BOOK 845 AT PAGE 106 FOR TITLE REFERENCE.

PLAT 4, LOT 78
 N/F MARCIA McDONALD &
 JOSEPH H. MANSFIELD
 (DEED BOOK 892
 AT PAGE 292)



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:
 LIMITED CONTENT BOUNDARY SURVEY
 DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:
 CLASS I
 CLASS III

STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE A PROPOSED DWELLING ADDITION PLAN.

BY: *[Signature]*
 MICHAEL R. DARVEAU, PLS#1978
 PRESIDENT, DARVEAU LAND SURVEYING, INC.

[Signature] 9/9/19
 DATE
 COA #LS-A497

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

DARVEAU LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 7918
 CUMBERLAND, R.I. 02864
 PHONE (401) 475-5700
 E-MAIL: MIKE@DARVEAUSURVEY.COM

PROPOSED DWELLING ADDITION
 PLAN FOR

BARBARA A. INFANTOLINO

PLAT 4, LOT 77
 28 RESERVOIR CIRCLE
 JAMESTOWN, RHODE ISLAND

SCALE: 1" = 20'
 DATE: 9-9-2019
 SHEET: 1 OF 1
 PROJECT: 2017_043

October 19, 2020

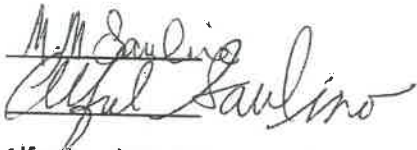
CORRESPONDENCE

To Whom It May Concern,

Our names are Alfred and Madonna Saulino. We are the owners 28 Bay Terrace, a property which abuts the O'Brien's property at 150 East Shore Road.

We do not oppose the variance request for the O'Brien's to install a pool near my properties. I think it will be a nice addition to their family home.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alfred and Madonna Saulino". The signature is written in black ink and is positioned above the typed name.

Alfred and Madonna

28 Bay Terrace

Jamestown, RI 02835

October 19, 2020

CORRESPONDENCE

To Whom It May Concern,

My name is Gina Bridgeman. I am the owner of 156 East Shore Road, a property which abuts the O'Brien's property at 150 East Shore Road.

I do not oppose the variance request for the O'Brien's to install a pool near my properties. I think it will be a nice addition to their family home.

Sincerely,

A handwritten signature in cursive script that reads "Gina Bridgeman". The signature is written in black ink and is positioned above a horizontal line.

Gina Bridgeman

156 East Shore Road

Jamestown, RI 02835

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

received
10-20-2020
CCO/SHA

Zoning Board of Review:

Jamestown, Rhode Island

Date October 16, 2020

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 Stephen OBRIEN Address 150 East Shore Rd
Owner Stephen OBRIEN Address 150 East Shore Rd
Lessee _____ Address _____

1. Location of premises: No. 150 Street East Shore Rd
2. Assessor's Plat _____ Lot ⁷⁻106
3. Dimensions of the lot: Frontage 200' ft Depth 120' ft Area 21750 acres/sq ft
4. Zoning District in which premises is located: R-40
5. How long have you owned above premises? 5+ years
6. Is there a building on the premises at present yes
7. Size of existing building 65' x 35' house Size of proposed building or alteration pool pool
8. Distance of proposed building or alteration from lot lines:
Front _____ Rear _____ Left Side _____ Right Side _____
9. Present use of premises: Single Family Dwelling
10. Proposed use of premises: Single Family Dwelling

11. Location of septic tank and well on lot See plan submitted

12. Give extent of proposed alterations: Install a inground pool.

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

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

Has the 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: Article 3 sect. 82-302 table 3-2
accessory setbacks and Article 6 sect. 82-605 variances authorized by
this ordinance + 606 Conditions for granting variance. To install a
14 x 18 inground pool with an
East side setback of 7' where 15' is required.

16. State grounds for exceptions or variation in this case: I would like to install a
pool in my rear yard for family enjoyment. With the
septic location, well, and unique characteristics of my lot,
I will require accessory structure setback relief.

Respectfully submitted,

Signature Steph O'Brien

Signature _____

Address 150 East Shore Rd
Jamastown, RI 02835

Telephone No. 401 439 1411

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**

Application of Stephen O'Brien whose property is located at 150 East Shore Rd, and further identified as Tax Assessor's Plat 7, Lot 106 for a Variance/Special Use Permit from Article 3, Section 82-302 table 3-2, to Setbacks and Article 6 sect. 82-605
Variances authorized by this ordinance and 82-606
Conditions for granting a variance. To install a 14 x 28
inground pool with an east side
of 7' where 15' is required.

Said property is located in a R-40 zone and contains 21,780 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, for example: "Application of John R. Smith et ux Mary, (Jane 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, example: "to construct a tool shed five feet from the side lot line instead of the required ten feet."
- List what zone the property is located in: R8, R40, RR80, RR200, CL, CD, CW or OS.
- Finally, enter the total acreage or square footage of the lot, crossing out the term that does not apply: acres or square feet.

TOWN OF JAMESTOWN

DEADLINE _____

MEETING _____

Responsibilities of the applicant in filing for a zoning variance, special exception and building code appeal.

1. Applicant has met with Building Official and been denied a permit.
2. Application completely filled in (URGE YOU CHECK THIS WITH BUILDING OFFICIAL TO BE SURE YOU ARE REFERENCING THE CORRECT ARTICLE AND SECTION OF THE ZONING ORDINANCE FROM WHICH YOU ARE SEEKING RELIEF. **NUMBER 15** of the APPLICATION SHOULD BE REVIEWED BY THE BUILDING OFFICIAL.
3. A site plan must be submitted with all applications. The site plan should:
 - Be drawn to scale;
 - Show all existing and/or proposed building footprints;
 - Show all existing and/or proposed setbacks;
 - Show all required setbacks;
 - Show the locations of existing and/or proposed wells and septic systems on the parcel;
 - Show the location of any coastal or freshwater wetlands on the parcel;
 - If the setback variance is requested, the submitted side plans must be reliably accurate. A survey is preferred. A meets and bounds description may be submitted to verify lot dimensions, however, the applicant must be able to demonstrate that footprints are accurately represented. For setback variance requests, it is extremely useful if footprints and setbacks of surrounding properties are also presented.

*The site plan may be waived for applications which deal exclusively with signs.

For applications which involve structures, building plans must also be submitted. Plans should:

- Be drawn to scale;
- Show all existing or proposed layouts which will be affected by the application;
- Show all existing or proposed elevations, which will be affected by the application.

*For all applications, the petitioner is urged to provide as accurate and complete an application package as possible. All site and building plans submitted should be easily readable and contain enough visual information to provide the Zoning Board of Review with a complete understanding of

the property and the intent of the application. In all cases, the Board reserves the right to request additional information from the applicant.

All plans are required to be submitted at the time the application is presented to the clerk.

All submitted materials become a part of the permanent public record.

4. A complete list of abutters with mailing address must be submitted. This list must note plat, lot and all names **EXACTLY** as they appear in the Tax Records as owners of the recorded lots. This list is to be neat and either typed or legibly printed. The zoning office will give assistance, but the responsibility is the applicants for content and accuracy.
 - a. In RR-200, RR-80, R40, CW, and OS districts a list of the owners of property within 200 feet of the property in question shall be determined from public record and submitted by the applicant.
 - b. In all other zoning districts, a list of the owners of property within 200 feet of the property in question shall be determined from public record and submitted by the applicant.
5. Original Application and eleven (11) copies of all submitted material (except the abutter list, we only need the original) and the application fee, advertising costs, and certified mailing costs, and recording fee must be submitted by 11:00 am. The zoning office will give current deadline date and fees.
6. Applicant or a representative must be at the hearing or the Zoning Board will not hear the application.
7. Any withdrawal or refund is governed by the Zoning Board of Review.
8. Upon receipt of application and list, if any inaccuracies are found, it will be returned for correction and if not back in time for the advertising deadline, it will be heard on the next available date.
9. Building Code Appeals are treated the same as a variance with the following exception – the abutter list is not always necessary.
10. All applicants shall prepare a form of notice to be sent to the Jamestown Press for advertisement and be sent to the property owners entitled to notice of the hearing. Any errors in the notice shall be the responsibility of the applicant.
11. **EXPIRATION OF VARIANCES:** A variance from the provisions of this ordinance shall expire one year from the date of granting by the Zoning Board, unless the applicant exercises the permission granted or receives a building permit so to do and commences construction, and diligently pursues the construction until completed.
12. The applicant, prior to receiving a building permit, shall provide the building official with evidence that the decision letter have been recorded in the land evidence records in the Town of Jamestown.



Town of Jamestown, Rhode Island
Web GIS Maps and Online Property Information
by MainStreetGIS, LLC [Town Website](#)

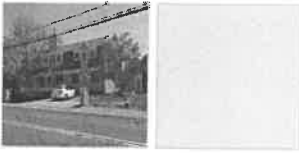
Base Map:

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

GIS Map | [Street View](#) | [Tax Maps](#) | [Other Maps](#) | [GIS Links](#)

[Layers](#) | **Property** | [Selection](#)

150 EAST SHORE ROAD
7-106



- [Zoom To](#)
- [Property Card](#)
- [Abutters List](#)
- [Tax Map](#)
- [Property List](#)
- [Report an Issue](#)



Parcel ID: 7-100
DIMUCCIO, ROBERT L ET
DIMUCCIO, LORA C
155 EAST SHORE RD
JAMESTOWN, RI 02835

Parcel ID: 7-103
CARLL, STEPHEN J.
9 MARCELLO DRIVE
JAMESTOWN RI 02835

Parcel ID: 7-104
CIPOLLA, CATHERINE A
35 BAY TERRACE
JAMESTOWN RI 02835

Parcel ID: 7-106
O'BRIEN, STEPHEN R & HALEY J.
150 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-107
BRIDGMAN, GINA ANN
156 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-110
RHODES, EDMUND F.
11 MARCELLO DRIVE
JAMESTOWN RI 02835

Parcel ID: 7-111
SAULINO, ALFRED J & MADONNA M
28 BAY TERRACE
JAMESTOWN, RI 02835

Parcel ID: 7-113
FRANK, NANCY LEE &
BRIDGMAN, GINA ANN TIC
156 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-114
UHLMAN, JAMES S JR
17 BAY TERRACE
JAMESTOWN RI 02835

Parcel ID: 7-116
BONVOULOIR, DENNIS P
16 BAY TERRACE
JAMESTOWN RI 02835

Parcel ID: 7-117
FRANK, NANCY LEE &
BRIDGMAN, GINA ANN TIC
156 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-163
HEAD, ALTON IV ET LORI A.
149 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-167
HEAD, ALTON III ET
HEAD, JO ANN MARIE, TRUSTEES
139 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-189
BAZZY, WILLIAM M., TRUSTEE
18 REISE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-191
SHAH, SANDRA E., TRUSTEE
8 REISE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-25
HEAD, LEWIS
129 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-38
ROBERTS, BARBARA H
28 MARCELLO DRIVE
JAMESTOWN RI 02835

Parcel ID: 7-91
BRIDGMAN, GINA ANN ET AL
PETROSINELLI, ARTHUR-PAUL ET
156 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-92
SHAW, AUGUSTA (EST.)
163 EAST SHORE ROAD
JAMESTOWN, RI 02835

O'Brien

Parcel ID: 7-100
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DIMUCCIO, LORA C
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CARLL, STEPHEN J.
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129 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-38
ROBERTS, BARBARA H
28 MARCELLO DRIVE
JAMESTOWN RI 02835

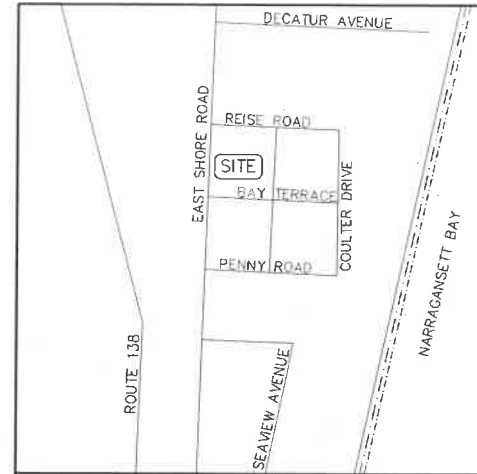
Parcel ID: 7-91
BRIDGMAN, GINA ANN ET AL
PETROSINELLI, ARTHUR-PAUL ET
156 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 7-92
SHAW, AUGUSTA (EST.)
163 EAST SHORE ROAD
JAMESTOWN, RI 02835

Application	=	\$ 200.00
15 19 Abutters @ 6.80	=	\$ 129.20
Total	=	\$ 329.20

302





LOCUS
NOT TO SCALE

LEGEND

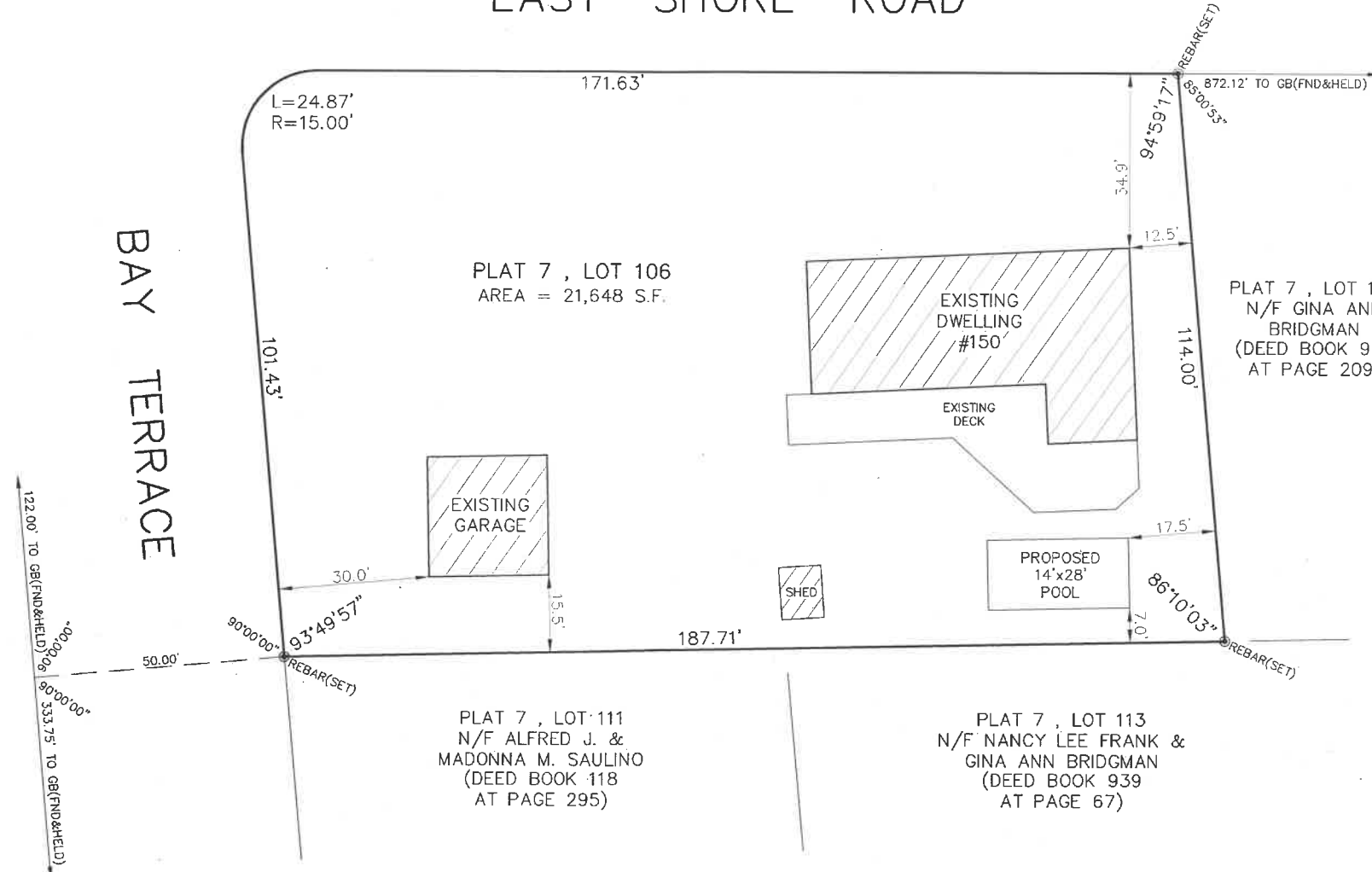
- L=24.87'
- R=15.00'
- AREA OF FORMERLY SQUARE FEET
- GRANITE BOUND FOUND
- APC LENGTH
- APC RADIUS



- GENERAL NOTES:
1. THE PARCEL IS PLAT 7, LOT 106.
 2. THE TOTAL PARCEL AREA IS 21,648 S.F. OR 0.4970 ACRES.
 3. THE EXISTING DWELLING ADDRESS IS 150 EAST SHORE ROAD.
 4. THE PARCEL IS ZONED: R-40.
 5. SEE DEED BOOK 871 AT PAGE 118 FOR TITLE REFERENCE.
 6. THE TOTAL PROPOSED LOT COVERAGE IS 16%.
 7. A 13-FOOT VARIANCE TO THE SIDE LOT LINE IS REQUIRED FOR THE LOCATION OF THE PROPOSED POOL.

EAST SHORE ROAD

BAY TERRACE

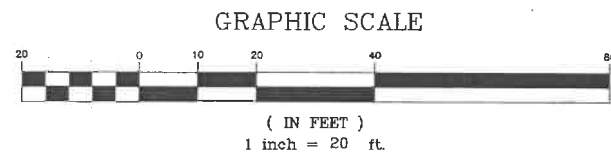


PLAT 7, LOT 106
AREA = 21,648 S.F.

PLAT 7, LOT 107
N/F GINA ANN BRIDGMAN
(DEED BOOK 927 AT PAGE 209)

PLAT 7, LOT 111
N/F ALFRED J. & MADONNA M. SAULINO
(DEED BOOK 118 AT PAGE 295)

PLAT 7, LOT 113
N/F NANCY LEE FRANK & GINA ANN BRIDGMAN
(DEED BOOK 939 AT PAGE 67)

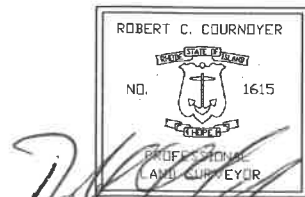


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE A PROPOSED POOL LOCATION PLAN.



BY: *[Signature]* DATE: 10/16/20
ROBERT C. COURNOYER, PLS #1615
PRESIDENT, R.C. COURNOYER ENTERPRISES, INC. COA #A51

RC COURNOYER ENTERPRISES, INC.
P.O. BOX 176
JAMESTOWN, R.I. 02835
PHONE (401) 439-8029

PROPOSED POOL LOCATION PLAN FOR
STEPHEN R. & HALEY J. O'BRIEN
PLAT 7, LOT 106
150 EAST SHORE ROAD
JAMESTOWN, RHODE ISLAND

DRAWING NO:	BRIAN	SCALE:	1" = 20'
SHEET NO:	1 OF 1	DRAWN BY:	R.C.C.
REVISED:		DATE:	OCT. 16, 2020

SAMPLE ZONING ADVERTISEMENT

***MUST BE FILLED OUT BY THE APPLICANT**

received
10-26-20
CC

Application of _____ whose property is

located at 158 Walcott, and further identified

as Tax Assessor's Plat 10, Lot 8 for a Variance/~~Special Use Permit~~ from

Article 3, Section 82-302 ~~Article 3-2~~ District Demosional Regulations

and Article 6 sec. 82-605 + 606 VARIANCES authorized
by this Ordinance. TO be demolished and construct
a new SFD 30' from Stanton Rd w/ 40'
is Required

Said property is located in a RR-80 zone and contains 33,397 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, for example: "Application of John R. Smith et ux Mary, (Jane 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, example: "to construct a tool shed five feet from the side lot line instead of the required ten feet."
- List what zone the property is located in: R8, R40, RR80, RR200, CL, CD, CW or OS.
- Finally, enter the total acreage or square footage of the lot, crossing out the term that does not apply: acres or square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review:

Jamestown, R. I.

Date Oct 26, 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 Linda and Robert Sedgewick Address 139 Broadmead Princeton, NJ 08540

Owner Linda and Robert Sedgewick Address 139 Broadmead Princeton, NJ 08540

1. Location of premises: 158 Walcott Avenue Jamestown RI 02835

2. Assessor's Plat 10 Lot 8

3. Dimensions of lot: frontage 219.72 ft. depth 190.20 ft. Area 33,397 sq. ft.

4. Zoning Districts in which premises are located: RR-80

5. How long have you owned above premises? 5 years

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

7. Size of existing building 3212 sq. ft.

Size of proposed building or alteration 4440 sq. ft.

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

front 80 rear 39 left side 42 right side 30

9. Present use of premises: Single family

10. Proposed use of premises: Single family

Location of septic tank & well on lot - Proposed septic field SE corner. Town Water.

11. Give extent of proposed alterations Remove existing house. Build a new house.

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:

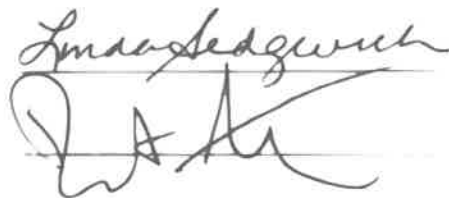
Article 3, Section 82-302 Table 3-2 District Dimensional Regulations
and Article 6, Sections 82-605 and 606 Variances Authorized by this
Ordinance. To: Demolish and construct a new single-family dwelling
30' from Stanton Road where 40' is required.

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

Property is at the corner of Walcott and Stanton, requiring 40'
setback from Stanton. Existing house is 19' from Stanton. Asking
relief for setback from Stanton to 30' so that new house can
maintain the general character of the area by respecting the
footprint of the old house with minimal disturbance to existing
property. Proposed house height 32' Existing house height 32'.

Respectfully Submitted.

Signature



139 Broadmead Princeton NJ 08540

Telephone No. 609 731 2657

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

Application of Linda and Robert Sedgewick whose property is located at
158 Walcott Avenue, and further identified as Tax Assessor's Plat 10
Lot 8 for a Variance Permit Article 3, Section 82-302 Table 3-2
District Dimensional Regulations and Article 6, Sections
82-605 and 606 Variances Authorized by this Ordinance.

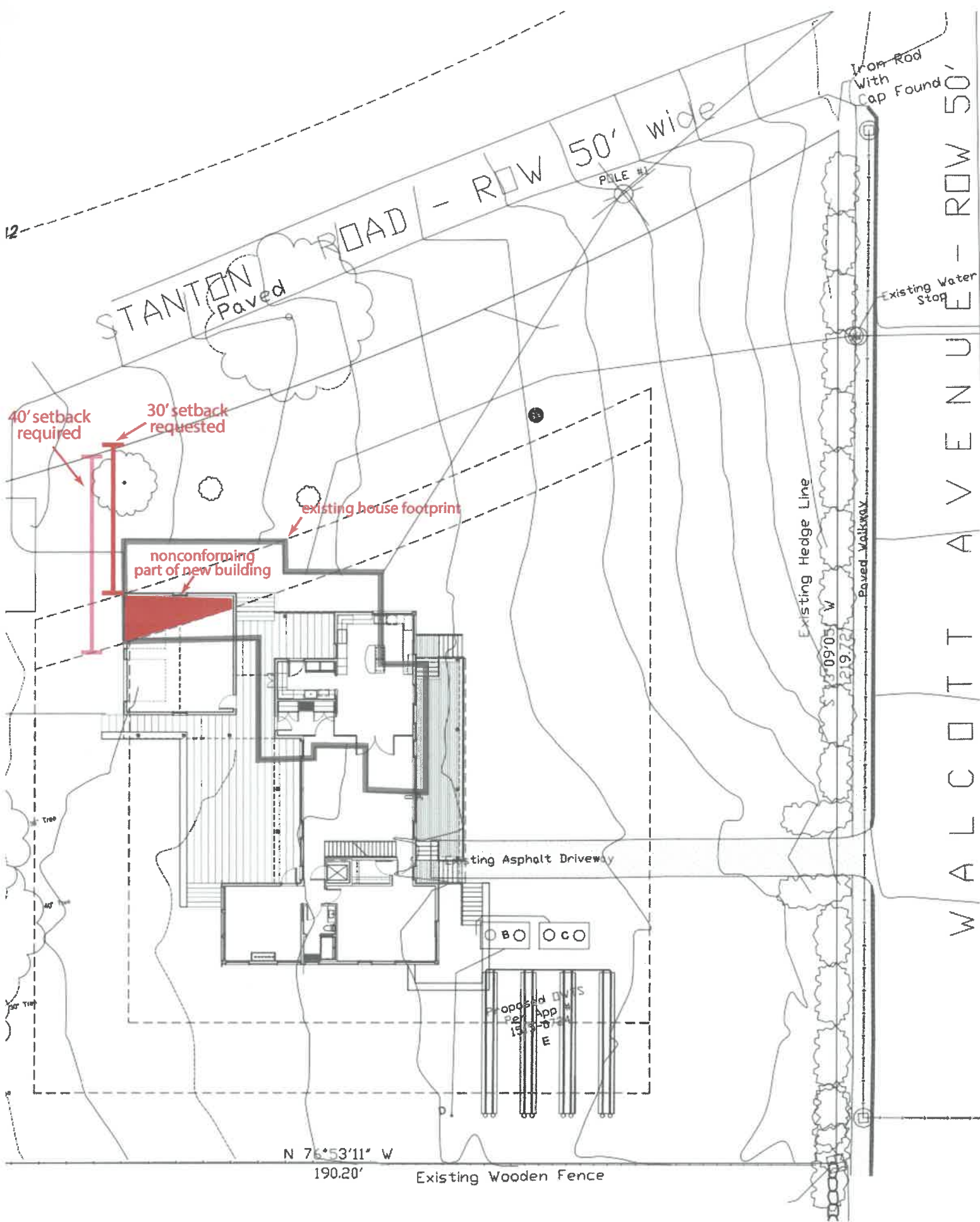
To: Demolish and construct a new single-family
dwelling 30' from Stanton Road where 40' is required.

Said property is located in an RR-80 zone and contains 33,397 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.



STANTON ROAD - ROW 50' wide

Iron Rod With Cap Found

Existing Water Stop

40' setback required

30' setback requested

existing house footprint

nonconforming part of new building

Existing Hedge Line

Paved Walkway

Existing Asphalt Driveway

BO CO

Proposed D.V.S.
Per App #
15-0-0724-E

N 76°53'11" W
190.20'

Existing Wooden Fence

WALCOTT AVENUE - ROW 50'

Parcel ID: 10-10
TUFF, GEOFFREY S & MARTHA J
60 ABBOTT ROAD
WELLESLEY MA 02481

Parcel ID: 10-12
SPYGLASS, LLC
1135 BROOKHAVEN COURT, NE
ATLANTA GA 30319

Parcel ID: 10-13
BALLOCH FAMILY TRUST
EMILY J MURPHY TRUSTEE
77 NARRAGANSETT AVENUE
JAMESTOWN RI 02835

Parcel ID: 10-7
KENT, ALEXANDRA L. ET AL TRUST
170 WALCOTT AVENUE
JAMESTOWN RI 02835

Parcel ID: 10-8
SEDGEWICK, LINDA & ROBERT
139 BROADMEAD
PRINCETON NJ 08540

Parcel ID: 10-83
ROACH, ROBERT N JR ET
GAMMELL-ROACH, FRANCES H,
TRUSTEES
790 IVES ROAD
EAST GREENWICH RI 02818

Parcel ID: 9-338
SQUIRES, CATHLEEN R, TRUSTEE
139 WALCOTT AVENUE
JAMESTOWN RI 02835

Parcel ID: 9-347
STONESEAT PARTNERS
C/O EMMONS
P.O. BOX 462
JAMESTOWN RI 02835

Parcel ID: 9-348
SEDGEWICK, LINDA ET
SEDGEWICK, ROBERT
139 BROADMEAD
PRINCETON NJ 08540

received
10-26-20 cca/ra

8 x 6.80 = 54.40
Appc 200.00

254.40



Town of Jamestown, Rhode Island

Web GIS Maps and Online Property Information
by MainStreetGIS, LLC [Town Website](#)

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

Base Map:

GIS Map | [Street View](#) | [Tax Maps](#) | [Other Maps](#) | [GIS Links](#)

Layers | **Property** | Selection

158 WALCOTT AVENUE
10-8



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



SAMPLE ZONING ADVERTISEMENT

***MUST BE FILLED OUT BY THE APPLICANT**

Application of Robert & Catherine Shafts whose property is

located at Wildflower Lane, and further identified

as Tax Assessor's Plat 2, Lot 40 for a Variance/Special Use Permit from

Article 1, Section 82-103, to _____

Definition #5 Accessory building on the same lot
as principle building & Article 6 Sec 82-601
Special Use Permit authorized by this ordinance

To add a 10x20' shed on vacant land

Said property is located in a RR80 zone and contains 1.84 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, for example: "Application of John R. Smith et ux Mary, (Jane 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, example: "to construct a tool shed five feet from the side lot line instead of the required ten feet."
- List what zone the property is located in: R8, R40, RR80, RR200, CL, CD, CW or OS.
- Finally, enter the total acreage or square footage of the lot, crossing out the term that does not apply: acres or square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

RECEIVED
10-26-20
CCOSTA

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review:

Jamestown, Rhode Island

Date 10/20/20

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 Robert & Catherine Shatts Address 865 E Shore Rd
Owner same Address _____
Lessee N/A Address _____

1. Location of premises: No. _____ Street Wildflower Lane
2. Assessor's Plat 2 Lot 40
3. Dimensions of the lot: Frontage 200 ft Depth 318 ft Area 1.84 acres/~~sq ft~~
4. Zoning District in which premises is located: RR 80
5. How long have you owned above premises? since 2017
6. Is there a building on the premises at present φ
7. Size of existing building none Size of proposed building or alteration 10 x 20'
8. Distance of proposed building or alteration from lot lines:
Front 148' Rear 150' Left Side 132' Right Side 190'
9. Present use of premises: undeveloped land
10. Proposed use of premises: shed

11. Location of septic tank and well on lot none

12. Give extent of proposed alterations: one 10 x 20' shed

13. Number of families for which building is to be arranged: 0

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

Has the 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: _____

- Article 1 Section 82-103 definition #5 → Accessory building to be located on same lot as principle structure.
- Article 6 Sec 82-601 Special use permits authorized by ordinance
- exception requested: To install 10x20' shed on vacant lot

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

We own Plat 2, Lot 40 as well as Lot 14.
There is no room on Lot 14 for a shed due to the small size, septic location and setbacks.
We would love a shed for all the yard stuff!

Respectfully submitted,

Signature

Signature

Address

865 E Shore Rd

JTN RI 02835

Telephone No.

423-9190 h.

864-3845 c

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

SHAFTS
VARIANCE
APPLICATION

2.02 Acres

244

290

275.61

54.5

206

76.77

20000 SF

WILDFLOWER LANE

SF

1.84 Acres

40

WOODS

318.29

190.61

22000 SF

14

100

Stone wall

132

80.4

EAST SHORE ROAD

144.66

67.86

311.61

10

Parcel ID: 2-10
ARESTI, RALPH H ET
ARESTI, SUSAN R
16 WILDFLOWER LANE
JAMESTOWN RI 02835

Parcel ID: 2-14
SHAFTS, CATHERINE & ROBERT
865 EAST SHORE ROAD
JAMESTOWN RI 02835

A

Parcel ID: 2-222
FLOOD, PETER, TRUSTEE
864 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 2-244
LAFAZIA, CHERYL I
21 WILDFLOWER LANE
JAMESTOWN RI 02835

Parcel ID: 2-25
COLEMAN, MAUREEN A ET
HARRIS, THOMAS L, TRUSTEES
876 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 2-40
SHAFTS, ROBERT & CATHERINE
865 EAST SHORE ROAD
JAMESTOWN RI 02835

A

Parcel ID: 2-5
CONANICUT ISLAND LAND TRUST
PO BOX 106
JAMESTOWN RI 02835

Parcel ID: 2-8
KONANICUT LLC
PO BOX 505
JAMESTOWN RI 02835

Parcel ID: 2-87
KIRK, KARL D & BARBARA R TE
KIRK, KATHERINE R JT
850 EAST SHORE ROAD
JAMESTOWN RI 02835

Parcel ID: 2-9
HAGGERTY, NATALIE M. ET
NATALE, ROSE M.
111 WEST REACH DRIVE
JAMESTOWN RI 02835

Marie & Harry Curfman
66 Beach Ave
Jamestown RI 02835

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

CORRESPONDENCE

November 9, 2020

Re: Application of Kenneth Vario's special use permit - Stern St Jamestown

Attention Zoning Review Board:

Assessor's Plat 14 Lot 111 is the only undeveloped parcel left within this block.

Other permits have been granted resulting in 3 story spec homes exacerbating the existing diminished well water table. Spec homes – houses built for resale – for profit and certainly not affordable.


Allowing houses to be built on these 60/120 lots has created overcrowding.

As it is now neighbor's conversations can be clearly heard from one back yard to another. Imagine the consequence if the noise ordinance is passed.

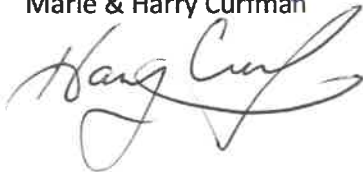
The best use for this lot would be a buffer to help recharge the water supply, provide some sound and pollution control, and retain what little rural character left within the neighborhood.

Please consider denying this application.

Thank you,



Marie & Harry Curfman



SAMPLE ZONING ADVERTISEMENT

***MUST BE FILLED OUT BY THE APPLICANT**

Received
10-23-20
C Costa

Application of Kenneth Vario of Vario Properties whose property is located at Pole #9, Stern Street, and further identified as Tax Assessor's Plat 14, Lot 111 for a ~~Variance~~/Special Use Permit from Article 3, Section 82-314, to High Groundwater Table and impervious layer overlay district and Article 6 Sec 82-601 special use permits authorized by this ordinance. To construct a new two bedroom dwelling and OWTS.

Said property is located in a R40 zone and contains 7,200SF 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, for example: "Application of John R. Smith et ux Mary, (Jane 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, example: "to construct a tool shed five feet from the side lot line instead of the required ten feet."
- List what zone the property is located in: R8, R40, RR80, RR200, CL, CD, CW or OS.
- Finally, enter the total acreage or square footage of the lot, crossing out the term that does not apply: acres or square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review:

Jamestown, R. I.

Date 10/8/2020

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 Kenneth Vario Address 33 Seaside Drive, Jamestown

Owner Vario Properties Address SAME

Lessee N/A Address N/A

1. Location of premises: No. Pole #9 Stern Street

2. Assessor's Plat 14 Lot 111

3. Dimensions of lot: frontage 60 ft. depth 120 ft. Area 7,200 sq. ft.

4. Zoning Districts in which premises are located? USE: R40, AREA: 40,000, HEIGHT: 35'

5. How long have you owned above premises? SINC 10/26/2004

6. Is there a building on the premises at present? NO

7. Size of existing building No

Size of proposed building or alteration 30.25' x 31.75' (911SF) Footprint w/
5' x 10.25' covered porch

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

front 30.5' rear 59.25' left side 17.75' right side 10.5'

9. Present use of premises: Vacant Lot

10. Proposed use of premises: Residential Single Family Home

Location of septic tank & well on lot (see site plan)

11. Give extent of proposed alterations Construction of New Single family home with an onsite wastewater treatment system, well, and rain garden

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:

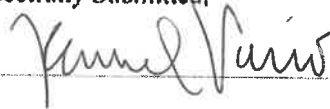
Zoning Section 314 - High Groundwater table and impervious layer overlay district and article and Article 6 Sec 82-601 Special use permits authorized by this ordinance. To construct a new 2 bedroom dwelling and OWTS

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

Applicant has provided all the requirements for a special use permit under Article 314

Respectfully Submitted,

Signature



Address

33 Seaside Drive

Jamestown, RI

Telephone No. 401-423-2553

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



Town of Jamestown, Rhode Island

Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

Date: September 30, 2020

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

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**
Kenneth Vario: AP 14, Lot 111; Pole #9, Stern Street, Jamestown, RI

The above referenced property was previously presented to the Planning Commission on April 15, 2015. At that time, staff had determined that the proposed project was in compliance with the High Groundwater Ordinance and the Planning Commission issued a recommendation for approval to the Zoning Board on April 23, 2015. The 2015 staff review and the Planning Commission recommendation are attached to this memo.

The applicant did not submit the project to the Zoning Board in 2015.

Mr. Vario now intends to proceed with the proposed project.

In September 2020, staff conducted a review of the project file to verify that the proposed application meets the current requirements and policies of the High Groundwater Ordinance. Matthew Cotta, of American Engineering, Inc., has submitted a letter date September 28, 2020, verifying that the subject site plan entitled "Town Submission for Kenneth Vario, Located at Pole #9 – Stern Street, Jamestown RI" revision dated 3/2/2015, prepared by American Engineering, Inc., is still valid and meets all requirements of the High Groundwater Ordinance. In addition, the site has a valid onsite wastewater treatment system permit from the Rhode Island Department of Environmental Management (#9715-2882).

I find that the proposed project complies with the High Groundwater Ordinance and current requirements. One note is that in 2015, an exemption was allowed for the proposed front porch (51.25 sf) in lieu of a shed structure on the property. The proposed impervious area (860 sf) and impervious cover calculation (11.9%) are based on the proposed house area without consideration of the porch.

The existing finding of facts and conditions of approval from the Planning Commission are still valid.

Additional 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.
- Maintenance and inspection of the existing OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance.
- The rain garden shown on the approved site plans must be installed and maintained as outlined on the rain garden notes on the approved site plan.
- Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

AMERICAN ENGINEERING, Inc. Daniel R. Cotta, PE, PLS
400 South County Trail – Suite A 201 Exeter, RI 02822
(401) 294-4090

September 28, 2020

Town of Jamestown
93 Narragansett Avenue
Jamestown, RI 02835
Attn: Jean Lambert

Dear Jean;

This letter is written regarding the property currently owned by Kenneth Vario, Managing partner of Vario Properties located at Assessor's Plat 14, Lot 111 in the Town of Jamestown. This project received OWTS approval from RIDEM on 02/27/2015 (App # 9715-2882) and expires on 07/01/2021.

The plan entitled "TOWN SUBMISSION FOR KENNETH VARIO LOCATED AT POLE #9 – STERN STREET JAMESTOWN, RHODE ISLAND SCALE AS SHOWN, DATED 3/2/2015, BY AMERICAN ENGINEERING, INC." was previously submitted to the Planning Board. The rain garden on said plan was designed to accommodate the 10-year storm, per Jamestown's High Groundwater Ordinance. The design criteria that was used for this site still complies with the town's current regulations regarding the High Groundwater Ordinance.

Sincerely,



Matthew Cotta, PLS



Planning Commission MEMORANDUM

TO: Jamestown Zoning Board
Fred Brown, Zoning Enforcement Officer

FROM: Michael Swistak, Chair
Jamestown Planning Commission

RE: Kenneth Vario, Plat 14 Lot 111, Stern St.- Zoning
Ordinance Section 314 High Groundwater Table and
Impervious Overlay District Sub-district A review -
Recommendation to the Zoning Board

DATE: April 23, 2015

At the April 15, 2015 Planning Commission meeting, the Planning Commission voted to recommend to the Jamestown Zoning Board, approval of the application of Kenneth Vario, Plat 14 Lot 111, Stern Street. The Planning Commission reviewed this application under Zoning Ordinance Section 314 High Groundwater Table and Impervious Overlay District Sub-district A in accordance with the plans by American Engineering Inc. entitled **TOWN SUBMISSION FOR KENNETH VARIO LOCATED AT POLE #9 STERN STREET JAMESTOWN, R.I.** dated 3-2-2015. The recommendation for approval is based on the following findings of fact and subject to the following conditions of approval:

Findings of Fact

1. The applicant is proposing to construct a two-bedroom dwelling on a 7,200 SF lot on AP 14 Lot 111 per the following items submitted on behalf of the application:
 - a. Zoning Section 314 Worksheet (undated) signed by Daniel R. Cotta, PE, PLS
 - b. Water Volume Calculations by American Engineering dated March 2, 2015
 - c. Exhibit related to Rain Garden and General Notes for recording
 - d. Site Evaluation Form – Soil Profile, 2 sheets including 3 test holes
 - e. Location Map dated 3-10-15
 - f. 200 Ft. Abutters List
 - g. RIDEM OWTS permit dated 2-27-15 and Plan dated 12-20-14
 - h. Site Plan titled “Town Submission for Kenneth Vario” dated 3-2-15
2. There are no wetlands on the subject property nor are there any wetlands within 150 feet from the applicable components of the OWTS per Zoning Ordinance Section 82-308 per the plan submitted by American Engineering Inc. entitled **TOWN SUBMISSION FOR KENNETH VARIO LOCATED AT POLE #9 STERN STREET JAMESTOWN, R.I.** dated 3-2-2015.
3. Based on soil evaluation reports, the subject lot is in sub-district A of the High Groundwater Table and Impervious Overlay District.

4. A Memorandum (attached) dated April 8, 2015 to Town Planner Lisa Bryer, provided by Michael Gray, PE and Justin Jobin, Environmental Scientist notes that, the proposal in their opinion, meets the requirements of the Ordinance as follows:
 - a. The applicant meets the allowable impervious coverage limit of 12%.
 - b. The proposed 2 bedroom Advantex and bottomless sand filter OWTS provides advanced treatment, and meets the requirements of this ordinance. The applicant has enclosed a copy of the RIDEM OWTS Approval dated 2-27-15. A two bedroom deed restriction is required for this lot per RIDEM;
 - c. The proposed 791.5 C.F rain garden exceeds the criteria of the Ordinance to accommodate the increase in runoff for a 10 year storm.
5. Daniel Cotta, PE presented the application on behalf of the applicant and was accepted as an expert witness.

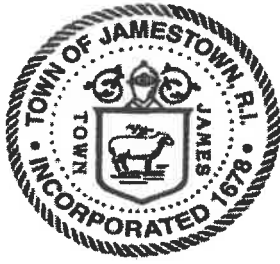
Conditions of Approval

1. The Operation and Maintenance (O & M) requirements for pervious driveway, stormwater mitigation and OWTS shall be recorded in the Office of the Town Clerk with the Zoning Approval.
2. The O & M shall indicate that driveway shall remain pervious in perpetuity. Any change in this requirement will require additional approval by the Zoning Board of Review.
3. An as-built plan shall be provided by the Engineer to ensure constructed grades match the approved development plan.
4. The property corners shall be marked by permanent bounds as placed by a Registered Land Surveyor.

Attachments:

- 1) Memo from Michael Gray, PE and Justin Jobin, Environmental Scientist dated April 8, 2015
- 2) TOWN SUBMISSION FOR KENNETH VARIO LOCATED AT POLE #9 STERN STREET JAMESTOWN, R.I, dated 3-2-2015

C: Daniel Cotta, PE



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: Kenneth Vario
33 Seaside Drive
Jamestown, RI 02835

From: Michael Gray, PE
Town Engineer

Justin Jobin
Environmental Scientist

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

Location: Plat 14 Lot 111

Date: April 8, 2015

We are in receipt of plans and drainage analysis prepared by American Engineering, Inc. The applicant is proposing to build a 2-bedroom dwelling on the above referenced 7,200 SF vacant lot. The soil evaluation reports provided indicate that the depth to seasonal high groundwater is 24" and 24" to Category 9 soils, placing this application in sub-district A.

Fill and Grading:

The applicant is not proposing any fill on the lot. Proposed grading will direct runoff to the rain garden at the north western corner of the property and preserve the pre-development runoff patterns.

Impervious Coverage:

The applicant is proposing 11.9% of the total lot coverage, which meets the 12% allowable impervious cover limit under the Ordinance.

Onsite Wastewater System

The proposed 2-bedroom Septi-Tech onsite wastewater treatment system and bottomless sand filter leachfield approved by RIDEM on 2-27-2015 (App #9715-2882) provides for advanced

treatment, and meets the requirements of this ordinance. A 2-bedroom deed restriction is required for this lot. This lot had received previous approval for a Conventional OWTS on 05-14-1998. The excavation for the leachfield started in 2001 but was never completed and a mound of soil from the excavation still exists onsite and can be seen in the photo at the end of this memo.

Stormwater Controls

In order to mitigate the increase in runoff from the proposed improvements, the applicant has proposed a rain garden totaling 403 C.F. The proposed rain garden exceeds the criteria of the Ordinance to accommodate the increase in runoff for a 10-year storm. The applicant is only proposing 6" of separation between the bottom of rain garden and the seasonal high groundwater table. The Town typically requires 12" of separation to seasonal high groundwater. However, doing so in this case would lead to more significant fill and grading on the lot.

Summary

The application meets the requirement of the High Groundwater and Impervious Layer Ordinance. However, we recommend the contractor take additional erosion and sediment control measures to ensure that the existing mound of soil from the previous leachfield excavation does not erode from the site and affect abutting lots.

View of Lot from Street



Parcel ID: 14-111
VARIO PROPERTIES
33 SEASIDE DRIVE
JAMESTOWN RI 02835

Parcel ID: 14-113
OLOBRI, RAYMOND A & CYNTHIA J
TRUSTEES
50 STERN STREET
JAMESTOWN RI 02835

Parcel ID: 14-115
CAIN, NOAH C ET UX
CAIN, ALEXANDRA P TE
40 STERN STREET
JAMESTOWN RI 02835

Parcel ID: 14-151
RITCHIE, KATHLEEN C (LE)
63 STERN STREET
JAMESTOWN, RI 02835

Parcel ID: 14-153
BAUER, RUSSELL
57 STERN STREET
JAMESTOWN RI 02835

Parcel ID: 14-154
CARPENTER, SHANNON L ET
BOLLES, ERIN TIC
53 STERN STREET
JAMESTOWN RI 02835

Parcel ID: 14-155
OLOBRI, CHRISTOPHER D. & RACHAEL
47 STERN STREET
JAMESTOWN RI 02835

Parcel ID: 14-158
DILORENZO, ANTHONY W.
68 CHESTNUT HILL AVENUE
CRANSTON RI 02920-7102

Parcel ID: 14-186
LAJOIE, LAWRENCE V. III ET
LAJOIE, BARBARA JEAN TRUSTEES
58 BOW STREET
JAMESTOWN RI 02835

Parcel ID: 14-187
MCGIRR, PATRICK
56 BOW STREET
JAMESTOWN RI 02835

Parcel ID: 14-189
GRAHAM, ROBERT P ET
MELLO, JANE E
228 MAPLE VALLEY RD
COVENTRY RI 02816

Parcel ID: 14-59
BOUCHER, KENNETH R III ET
BOUCHER, MICHAEL
115 DANIELSON PIKE
NORTH SCITUATE RI 02857

Parcel ID: 14-60
PETRILLO, JONATHAN A. & PATRICIA
14 SAMPAN AVENUE
JAMESTOWN RI 02835

Parcel ID: 14-62
ARBORGAST, JASON R ET UX
ARBORGAST, LUCIANA TE
12 HULL STREET
JAMESTOWN RI 02835

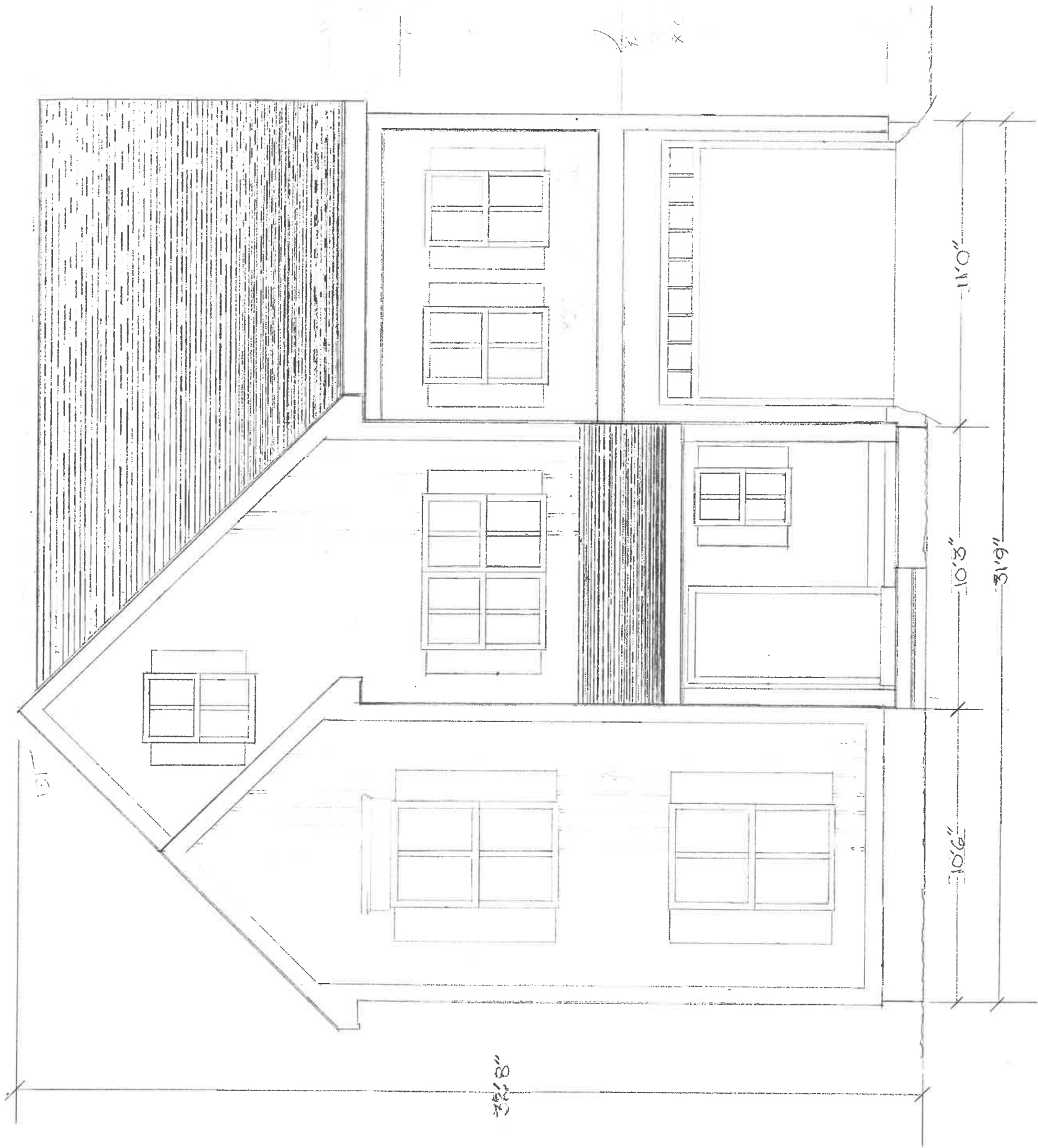
Parcel ID: 14-87
CURFMAN, HARRY W ET UX MARIE T
66 BEACH AVENUE
JAMESTOWN RI 02835

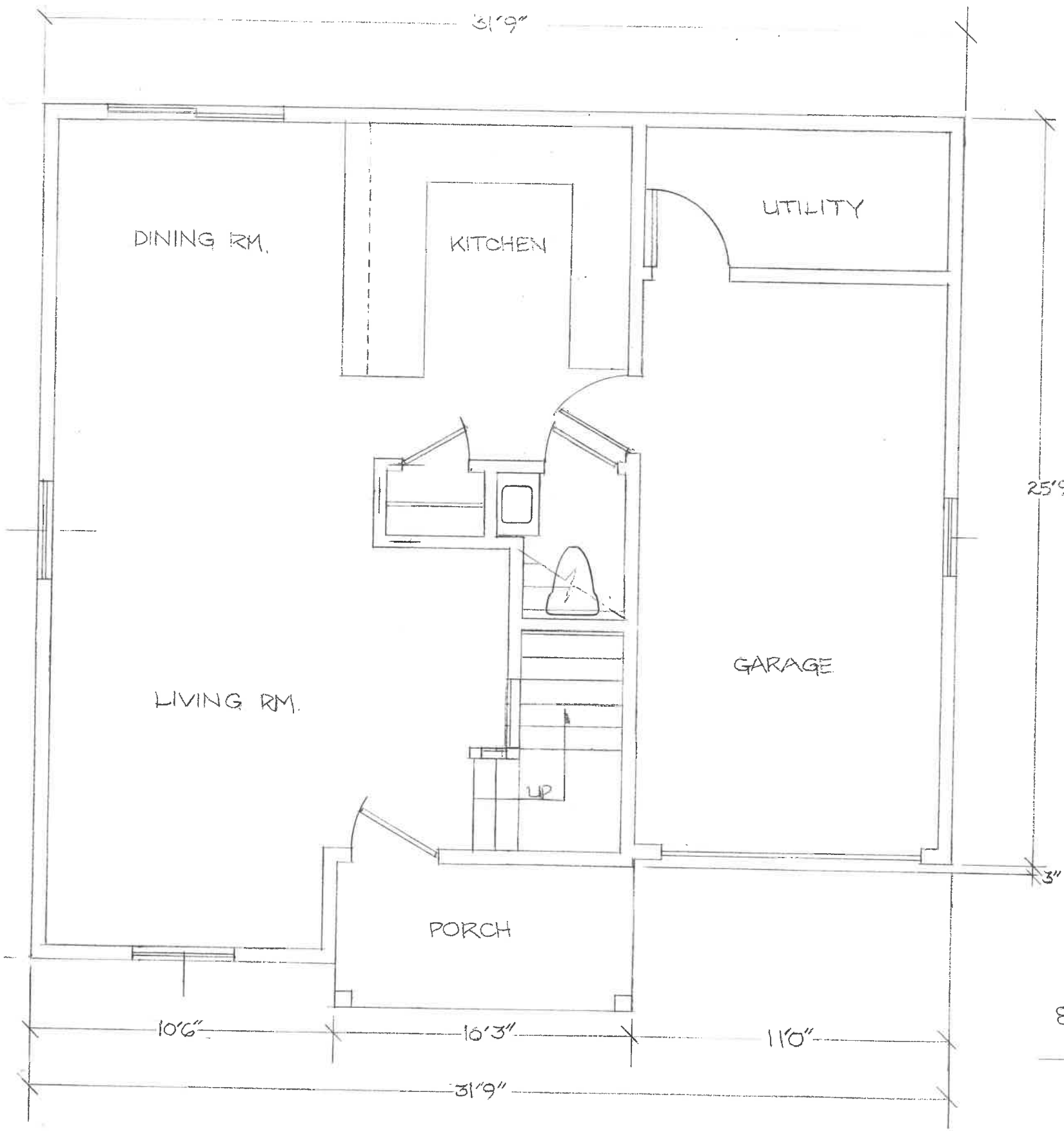
Parcel ID: 14-88
BARTLETT, MARGARET & PHOEBE L.
19 HULL STREET
JAMESTOWN RI 02835

Parcel ID: 14-89
LAPIERRE, JONATHAN P
15 HULL STREET
JAMESTOWN RI 02835

Parcel ID: 14-91
OAKLEY, PHILIP A.
11400 QUAILWOOD MANOR DRIVE
FAIRFAX STATION VA 22039-2037

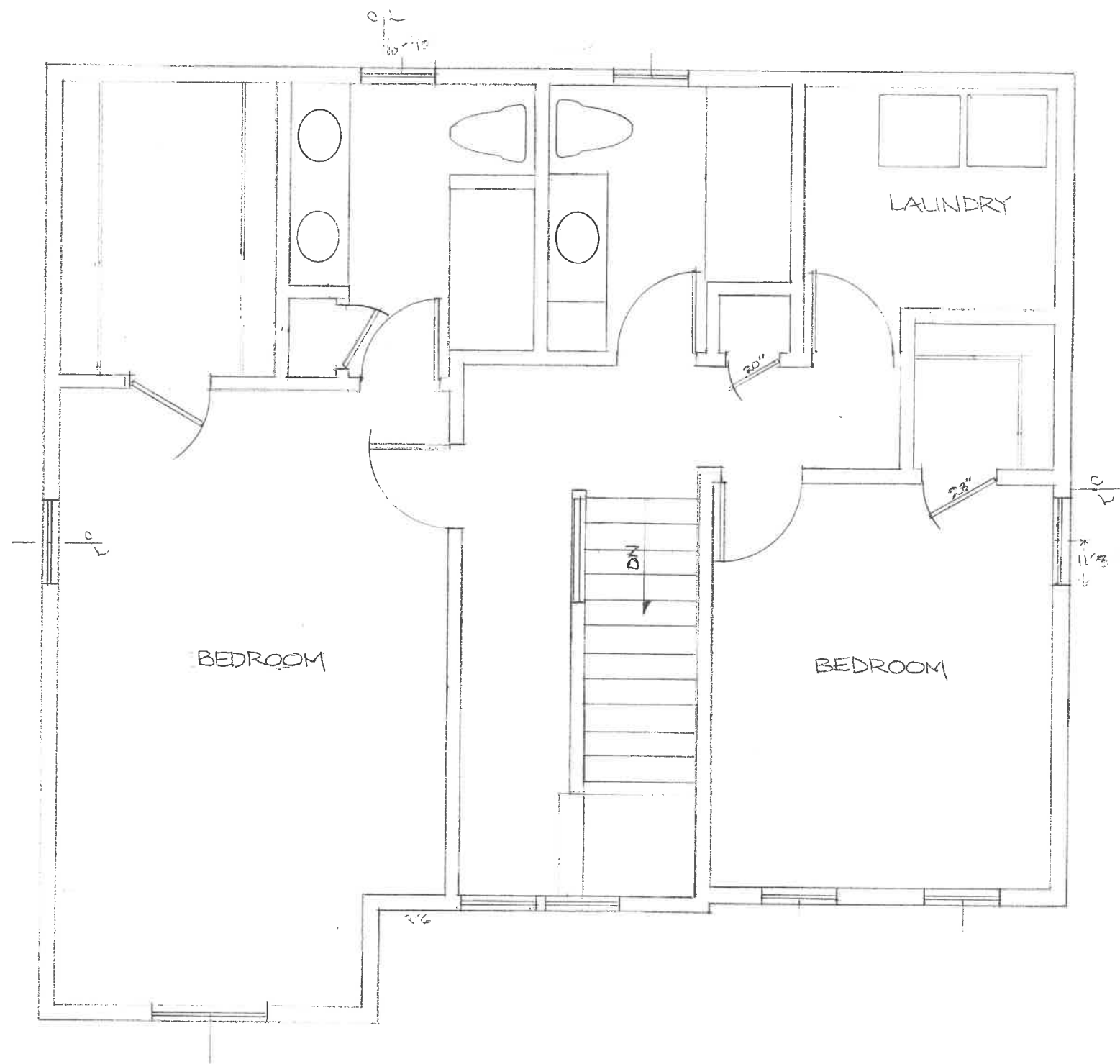
Parcel ID: 14-92
CROOKS, ROBERT E
7 HULL STREET
JAMESTOWN RI 02835





859.5 \square '
 51.25 \square ' PORCH

 911.0 \square ' TOTAL



114170

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT

FOR RIDEM USE ONLY

APPLICATION No. _____ DATE RECEIVED ____/____/____ AMOUNT RECEIVED \$ _____ CHECK # _____ NOTE _____

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

CERTIFICATION

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER
- A/E TECHNOLOGY *Septi-Tech to a*
- TYPE OF SYSTEM *Bottomless Sand Filter*
- VARIANCE
- REDESIGN

Daniel R. Cotta
I, Daniel R. Cotta (print), the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Signature of Designer *Daniel R. Cotta*

Designer License Number D 3029 Phone # 401-294-4040

Business/Company Name American Engineering

SITE INFORMATION

Stern Street *Jamestown* *9*
 NO. STREET CITY/TOWN POLE #
 PLAT NUMBER *14* LOT NUMBER *111* SUBDIVISION LOT NUMBER _____
 LOT SIZE *7,200* SQUARE FEET
 SUBDIVISION NAME _____
 SUBDIVISION SITE SUITABILITY CERTIFICATION # _____

I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS 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 OWTS 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 RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.

Owner(s) Signature _____ Phone Number _____

OWNER INFORMATION

Vasio *Kenneth*
 LAST NAME FIRST NAME M.I.
33 Seaside Dr. *Jamestown* *02835*
 NO. STREET CITY/TOWN ZIP CODE

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the proper operation or maintenance of the approved 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 agent's representations. This approval is subject to future suspension or revocation in the event that subsequent investigation reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions of the site as such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # *9715-2882*
 DEPTH TO APPROVED WATER TABLE *24"* HOW DETERMINED *Soil Evaluation*
 TEST HOLE # *1* DATE EXCAVATED *10/11/14* WETLANDS within 200' OF OWTS YES NO
 WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE ____/____/____
 LARGE SYSTEM YES NO

IMPORTANT: Additional terms of approval as circled.

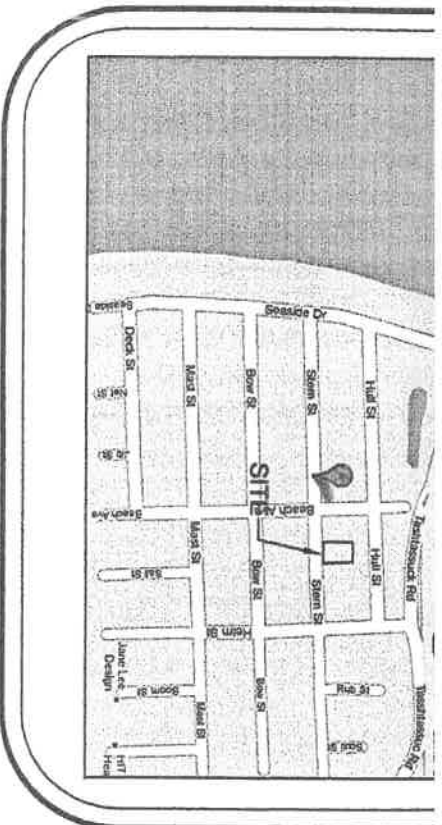
- A. Status of leaching area approval must be inspected by the RIDEM prior to placement of any gravel or stone.
- B. System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- C. Applicant shall comply with all requirements, conditions and stipulations of variance(s) approved on _____
- D. A/E Technology: additional specific installation, operation, or maintenance requirements may apply (see RIDEM A/E Technology notification for the system type).
- E. Copy of the plan and Operations/Maintenance contract must be filed in land evidence records prior to commencement.
- F. Proposed construction falls within "Control Zone", Contact Rhode Island Coastal Resource Management Council.
- G. Proper erosion and sedimentation controls must be installed prior to start of construction.
- H. Trawler: See original permit for all applicable conditions.
- I. Other _____

DESIGN INFORMATION

BUILDING USE: Residential Commercial _____
 Other _____
 WATER SUPPLY: public water public well private well
 # OF DESIGN UNITS *2 Bedroom*
 UNIT DESIGN FLOW *115* gallons per *BDR* (unit) TOTAL DAILY FLOW *230* gallons
 TANK SIZE *1000* gallons DESIGN LOADING RATE _____ gpd/sf
 MINIMUM REQUIRED LEACHFIELD AREA *153* square feet
 LEACHFIELD TYPE *Bottomless Sand Filter*
 TOTAL AREA OF LEACHFIELD PROVIDED *170* square feet

Signature of RIDEM Official _____ Date of Approval _____ Date of Expiration _____

DESIGNER



LOCUS MAP

NOT TO SCALE
 BEING A.P. 14, LOT 111
 TOTAL AREA OF LOT = 7,200 S.F.

TESTHOLE AND PERCOLATION DATA:

- TH 1 - VERIFIED @ 24" (9715-2882) 36" TO DECOMPOSED SHALE
- TH 2 - VERIFIED @ 24" (9715-2882) 36" TO DECOMPOSED SHALE
- LT 1 - LEDGE VERIFIED @ 36"
- LT 2 - LEDGE VERIFIED @ 36"

EXCAVATION NOTE:

REMOVE GRAVEL FROM PREVIOUS EXCAVATION IN THE AREA OF PROPOSED OMTS AND REPLACE WITH ASTM C33 SAND

FEMA DETERMINATION

ZONE X AREA OF MINIMAL FLOOD HAZARD
 PANEL NO. - 44005C0069 J
 EFFECTIVE - April 5, 2010

Design Criteria:
 2-Bedroom Residential Dwelling @ 115 gal/day = 230 gal/day

Design Calculations:

Using Testhole # 1 - Soil Category 9 - Loading Rate Factor = 1.5
 Required: 230 / 1.5 (factor) = 153 sf
 Provided: Bottomless Sand Filter
 10' x 17' system = 170 sf Total (119% Over Designed)

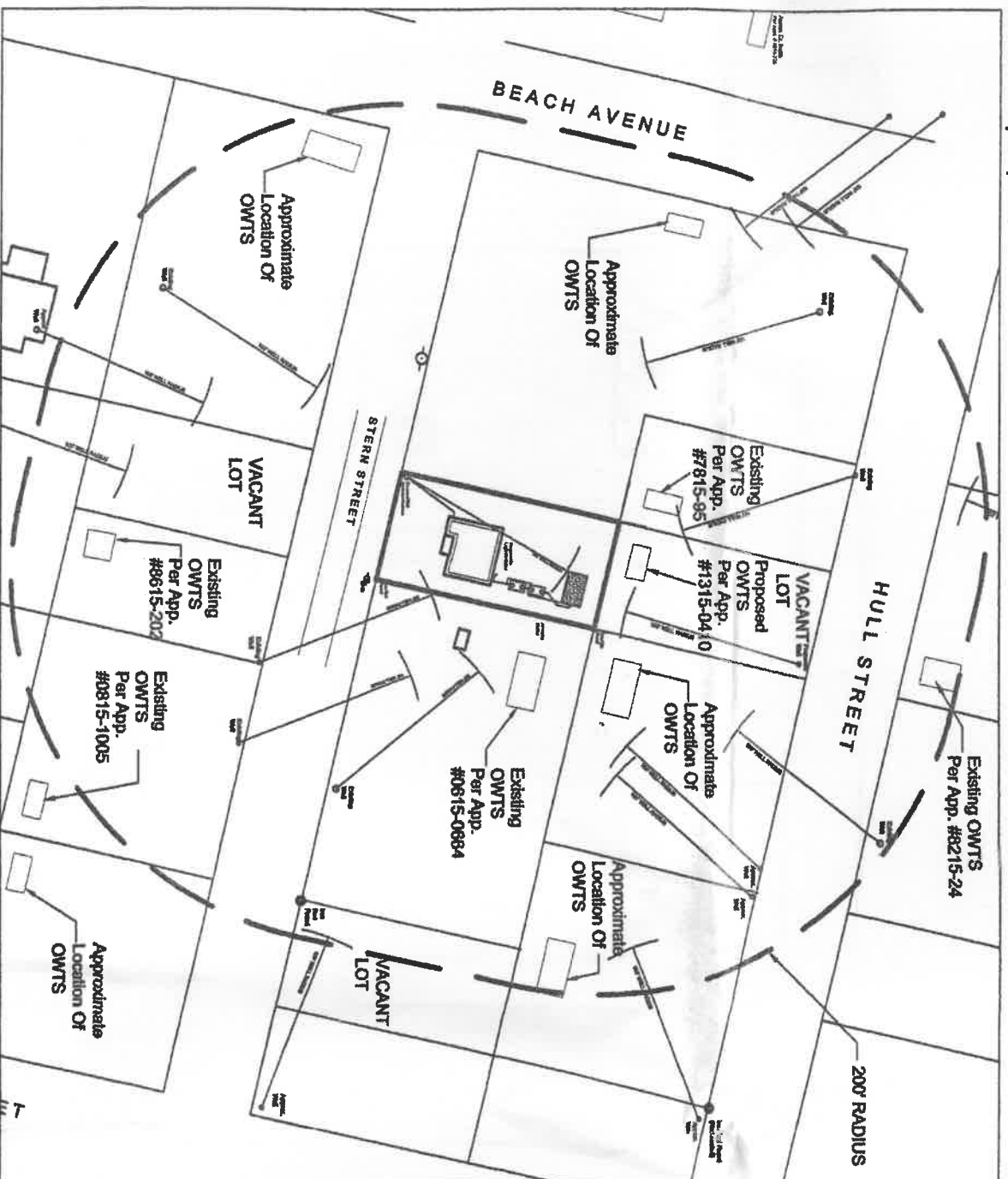
Variance Request:

1. Per Rule 32.5, THE LEACHFIELD SHALL BE LOCATED IN AN AREA WHERE A RESTRICTIVE LAYER OR BEDROCK IS A MINIMUM OF 4' BELOW THE ORIGINAL GROUND SURFACE

-SITE HAS A 36" DEPTH TO LEDGE (DECOMPOSED SHALE)

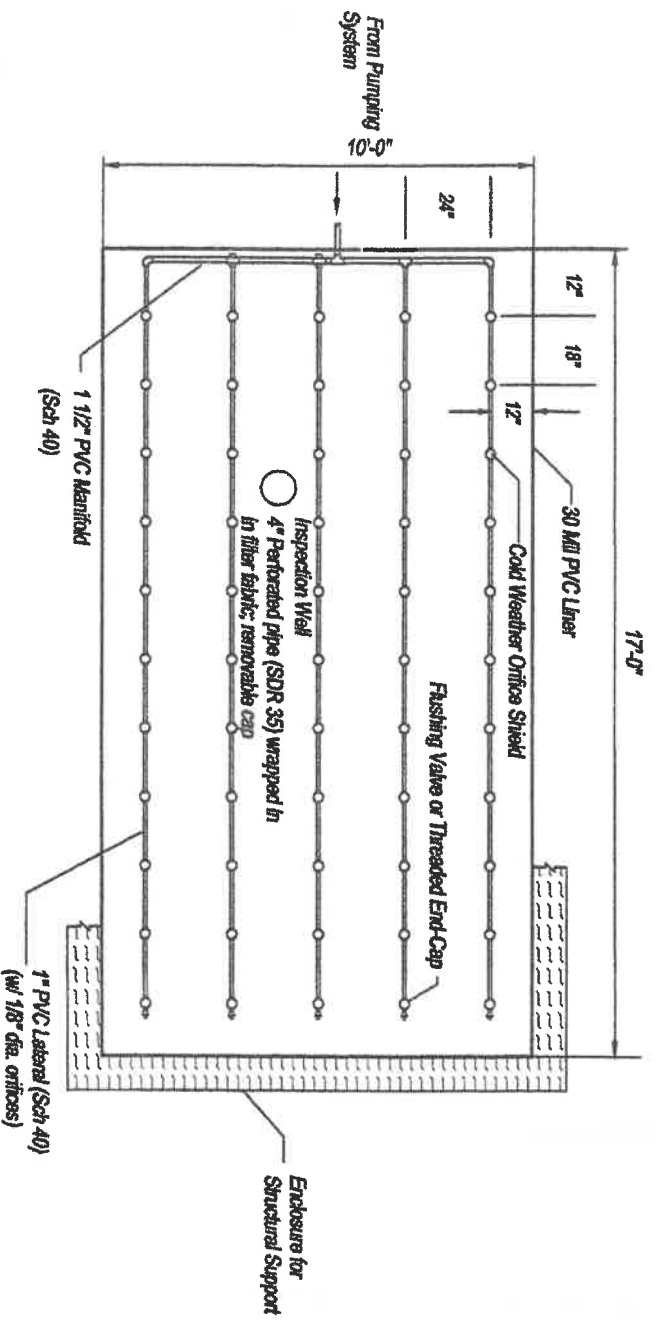
2. WELL MUST BE 25' FROM THE EDGE OF PAVEMENT

-18.6' PROVIDED



OVERALL VIEW

1" = 80'

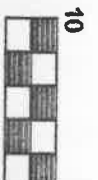


Bottomless Sand Filter (Top View)

Plug with 1/8" Orifice
 Test Assembly

Plug with 1/8" Orifice
 Test Assembly

A B C D E



S T

B

Proposed OWTS
Per App. #1315-04/10

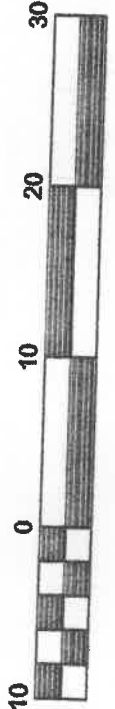
EROSION
CONTROL
(TYP.)

Wooden Fence Found (Typ.)

PREVIOUSLY APPROVED E
EXCAVATED FOR BOTTOM
BUT NOT INSTALLED (APP.

- KEY**
- A Programmable Logic Controller
 - B Septic Tank (1,000 gal.)
 - C SeptiTech Processor Tank
 - D SeptiTech Air Intake Muffler
 - E 10' x 17' Bottomless Sand Filter

DETAIL VIEW
1" = 10'



Scale 1" = 10'

SEE EXCAVATION
NOTE

100' WELL RADIUS

PROPOSED
2-BEDROOM
DWELLING
NO FOUNDATION
DRAINS PERMITTED
SLAB ELEVATION
108.00 OR ABOVE

COVERED
PORCH
51.25 SF

Proposed Well
Waterline Pressure

Proposed Gravel
Driveway/Construction
Entrance

100' WELL RADIUS

Iron Rod
Found

UP #9

STERN STREET

Bottomless Sand Filter

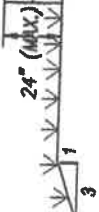
Enclosure for Above Grade
Structural Support

30 MII PVC Liner

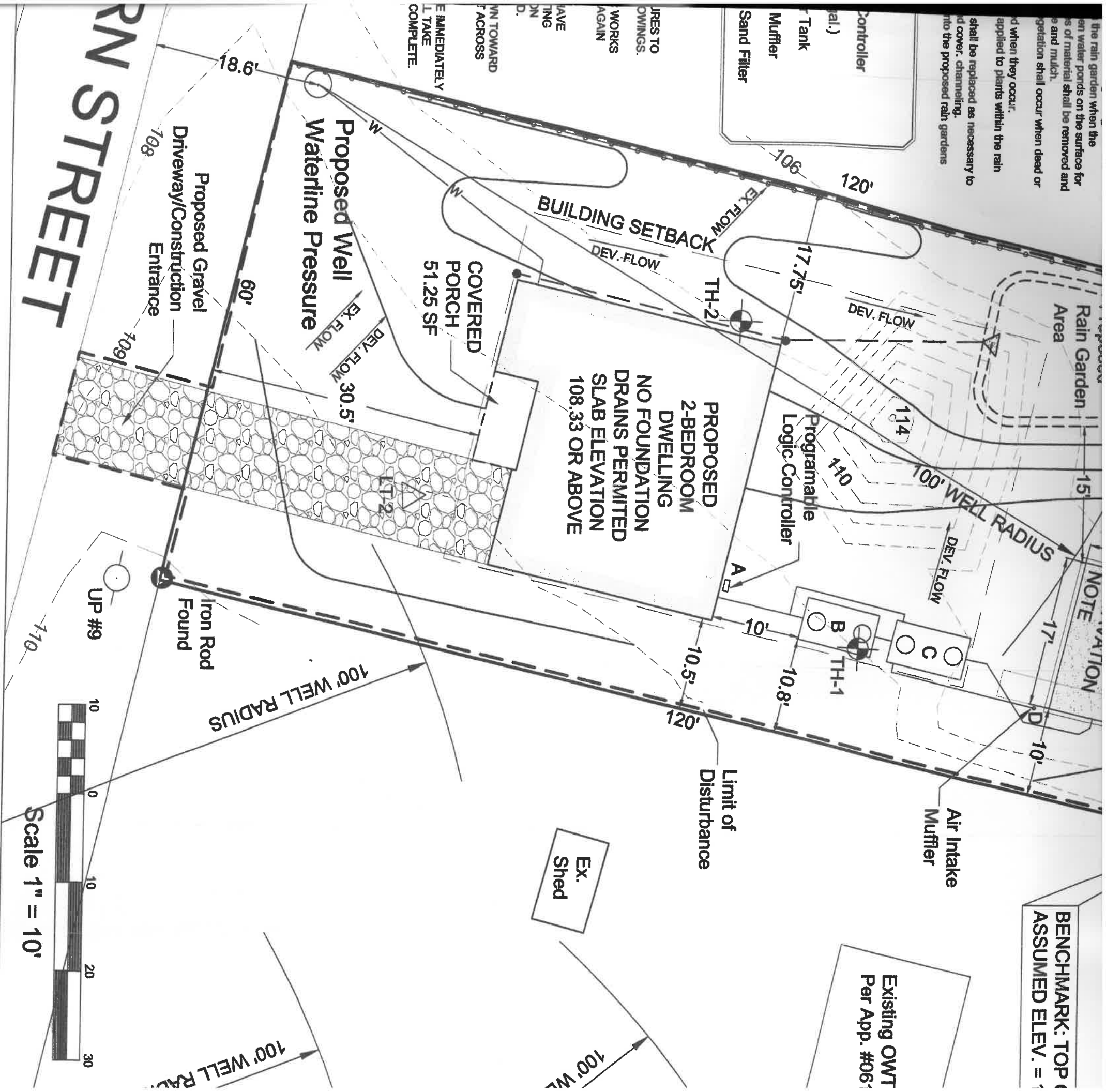
Inspection Well

Perforated pipe (SDR 35) wrapped in
filter fabric, topped with removable cap

3/8" Washed Pea Gravel



the rain garden when the
 ten water ponds on the surface for
 es of material shall be removed and
 e and mulch.
 vegetation shall occur when dead or
 and when they occur.
 applied to plants within the rain
 shall be replaced as necessary to
 and cover, channeling,
 into the proposed rain gardens



BENCHMARK: TOP
ASSUMED ELEV. = 1

Existing OWT
Per App. #06

Scale 1" = 10'

CONTROL & SOIL STABILIZATION PROGRAM

OPER SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE
 TIME SUCH AS THE INACTIVE WINTER SEASON.
 ED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER
 SEEDS OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED
 H CONSTRUCTION PERIOD.

SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL
 STONES, ROOTS, LIMBS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION
 SHALL CONFORM WITH R. I. STANDARD SPECIFICATION M. 20.
 SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND
 TH APPROPRIATE INOCULANT FOR EACH VARIETY.
 MIX SHALL BE COMPRISED OF THE FOLLOWING:

SEEDING MIXTURES:

REK: ALL FLAT OR SLOPES LESS THAN 3:1

	% BY WT.	SEEDING DATES
VEGRASS	75	APRIL 1 - JUNE 15
INTERGRASS	15	AUG. 15 - OCT. 15
VEGRASS	5	
MIXTURE	5	

SEEDING MIXTURES:
 AREA OR INFREQUENTLY MOWED: FLAT OR SLOPES GREATER THAN

	% BY WT.	SEEDING DATES
VEGRASS	75	APRIL 1 - JUNE 15
INTERGRASS	5	AUG. 15 - OCT. 15
VEGRASS	5	
MIXTURE	15	

TREATMENTS SHALL CONSIST OF A HAY, STRAW OR FIBER MULCH OR
 OVERS SUCH AS A MAT OR FIBER LINING (BURFLAP, JUTE, FIBERGLASS
 ESOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK
 ED OR AS ORDERED BY THE ENGINEER.
 APPLICATIONS SHOULD BE IN THE AMOUNT OF 3000-4000 LBS/AC.

PROPOSED 2-BEDROOM DWELLING
NO FOUNDATION DRAINS PERMITTED
SLAB ELEVATION 108.33 OR ABOVE

8. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN
 ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
 IF NEEDED, TEMPORARY SEEDING CAN BE USED TO HELP MINIMIZE EROSION. A
 TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING
 SPECIES ARE RECOMMENDED:

SPECIES	LBS/ACRE	LBS/1,000 SQ. FT.	SEEDING DATES
ANNUAL RYEGRASS PERENNIAL	60	1.5	MAR. 15 - JUNE 15
SUDAN GRASS	40	1.0	MAY 15 - AUGUST 15
WINTER RYE	40	1.0	MAY 15 - AUGUST 15
OATS	120	3.0	AUGUST 15 - JUNE 15
WEEDING LOVEGRASS	120	3.0	MAR. 15 - JUNE 15
	20	0.5	MAY 1 - JUNE 30

9. THE CONTRACTOR MUST REPAIR AND OR RESEED ANY AREAS THAT DO NOT
 DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO
 ADDITIONAL EXPENSE.

10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THRU OCT. 15TH.

11. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT
 CONFORMANCE WITH THE R.I.D.P.W. STANDARD SPECIFICATIONS SECTION 202.

12. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE
 ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.

13. STOCKPILES OF TOPSOILS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS.
 THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL
 ALSO BE SEEDS AND/OR STABILIZED.

14. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHOULD BE GIVEN TO
 CORNERING OR TRACKING TO TACK DOWN MULCH APPLICATIONS.

15. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE
 FOR PROPER COORDINATION.

SEDIMENTATION CONTROL PROGRAM

1. ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY ARE
 NEWLY FILLED OR EXCAVATED SHALL RECEIVE SUITABLE SLOPE PROTECTION.
2. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE
 RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS
 AND PERIODS OF RAINFALL.

ORDER OF PROCEDURE

1. IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING
 PRIOR TO ANY GRADING, TEMPORARY HAYBALES, SILT FENCE OR SAND
 PLACED OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE P
 NEW ROADWAYS, STREAMBANKS, CRITICAL AREAS, ETC.)
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE F
 CLEANED AND MAINTAINED AS PER THE RESPECTIVE PROGRAMS DU
 CONSTRUCTION.

MAINTENANCE AND RESPONSIBILITY

1. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERRE
 SEDIMENTATION CONTROL PROGRAMS FOR TEMPORARY CONTROL.
 THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE SOLE RESPC
 THE DESIGN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR
 THAT ALL CONSTRUCTION WORKERS AND SUB-CONTRACTORS ARE AV
 PROVISIONS OF THE PLAN AND THE ENGINEERS REPORT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL AS
 DESIGN PRIOR TO FINAL APPROVAL BY THE TOWN. DURING THAT TIME
 AND SEDIMENTATION CONTROL MEASURES SHOULD BE CHECKED ON,
 AS WELL AS AFTER EACH SIGNIFICANT RAINFALL. ALL SUCH MEASURE
 CLEANED OR REPLACED AS NECESSARY.
3. REPLANTING, REGRAIDING OR OTHER REPAIRS NEEDED AS A RESULT C
 SEDIMENTATION SHOULD BE DONE PROMPTLY.

RECEIVED
10-20-20
C Costa

October 16, 2020

Chris Costa
Building Official
Jamestown RI, 02835

I, Linda F. Brown and Pearl A. Turgeon, are the owners of 16 Southwest Avenue in Jamestown, RI. We are aware that our prospective buyers, Douglas and Catherine Young are submitting an application to the zoning board for approval to convert our single-family home into a two-family home. We are both in support of this application and request that the board approves this application.

Sincerely,

Linda Brown 10/19/20
Date

Pearl A. Turgeon 10/19/2020
Date

Dear Chris:

Please find enclosed a signed letter regarding the house on 16 Southwest Avenue, regarding the acknowledgement that my sister and I know that the prospective buyers are applying for a variance, as per our conversation this morning (Oct 19, 2020).
Thank you for addressing my concerns.

Thank you,

Pearl A. Turgeon

original

SAMPLE ZONING ADVERTISEMENT

*MUST BE FILLED OUT BY THE APPLICANT

RECEIVED
10-14-20
COSTA

Application of Douglas W. Young (Pearl Turgeon, owner) whose property is located at 16 Southwest Ave., and further identified

as Tax Assessor's Plat 9, Lot 611 for a Variance/~~Special Use Permit~~ from

Article 3, Section 82-302, ~~in~~ table 3-2 (lot size) &

Article 6 section 605, 606 & 607 variances to convert property into a 2 family dwelling.

Said property is located in a CL zone and contains 6894 ~~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, for example: "Application of John R. Smith et ux Mary, (Jane 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, example: "to construct a tool shed five feet from the side lot line instead of the required ten feet."
- List what zone the property is located in: R8, R40, RR80, RR200, CL, CD, CW or OS.
- Finally, enter the total acreage or square footage of the lot, crossing out the term that does not apply: acres or square feet.

**TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW**

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review:

Jamestown, Rhode Island

Date 9/26/20

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 Douglas W. Young Address 202 Lowell St., Arlington, MA
Owner Pearl Turgeon Address 370 Beavertail Rd., Jamestown, RI
Lessee _____ Address _____

1. Location of premises: No. 16 Street Southwest Ave
2. Assessor's Plat 9 Lot 611
3. Dimensions of the lot: Frontage 76 ft Depth 105.79 ft Area 6894 acres/sq ft
4. Zoning District in which premises is located: CL
5. How long have you owned above premises? Under agreement
6. Is there a building on the premises at present Yes
7. Size of existing building 1388 sq ft Size of proposed building or alteration 84 sq ft
8. Distance of proposed building or alteration from lot lines:
Front N/A Rear _____ Left Side _____ Right Side N/A
9. Present use of premises: Single family home
10. Proposed use of premises: 2 family home

11. Location of septic tank and well on lot N/A

12. Give extent of proposed alterations: Convert property into 2 family dwelling & construct deck off back of house with new entrance to rear unit

13. Number of families for which building is to be arranged: 2

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

Has the 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: Article 3, Section 82-302 table 3-2 (lot size) & Article 6 section 605, 606 & 607 variances, which requires a minimum lot size of 8,000 sq ft for duplexes.

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

Respectfully submitted,

Signature Dog W. Yung

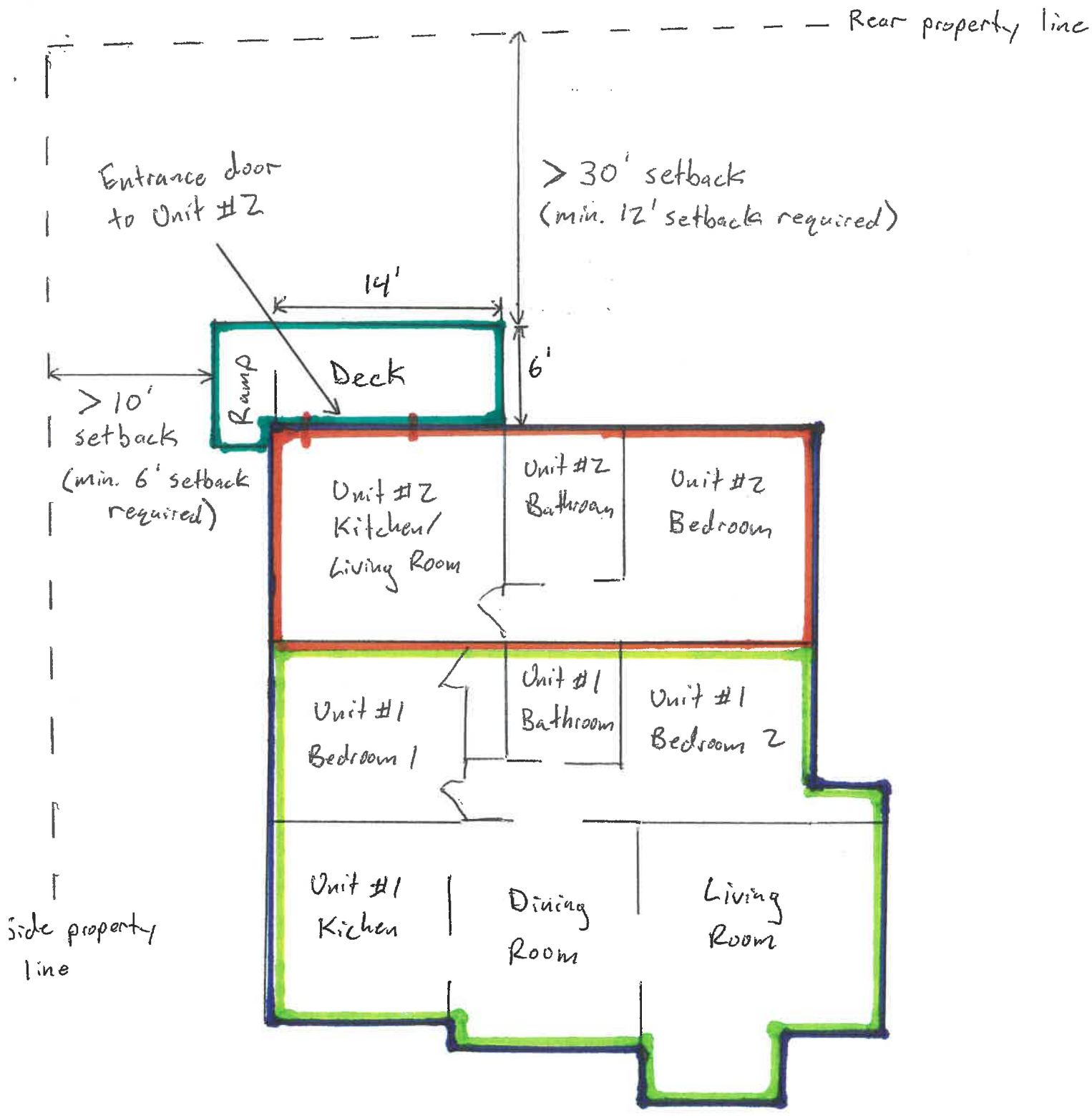
Signature _____

Address 202 Lowell St.

Arlington, MA 02474

Telephone No. 617-697-4280

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



- Existing house outline
- Unit 1
- Unit 2
- New structure

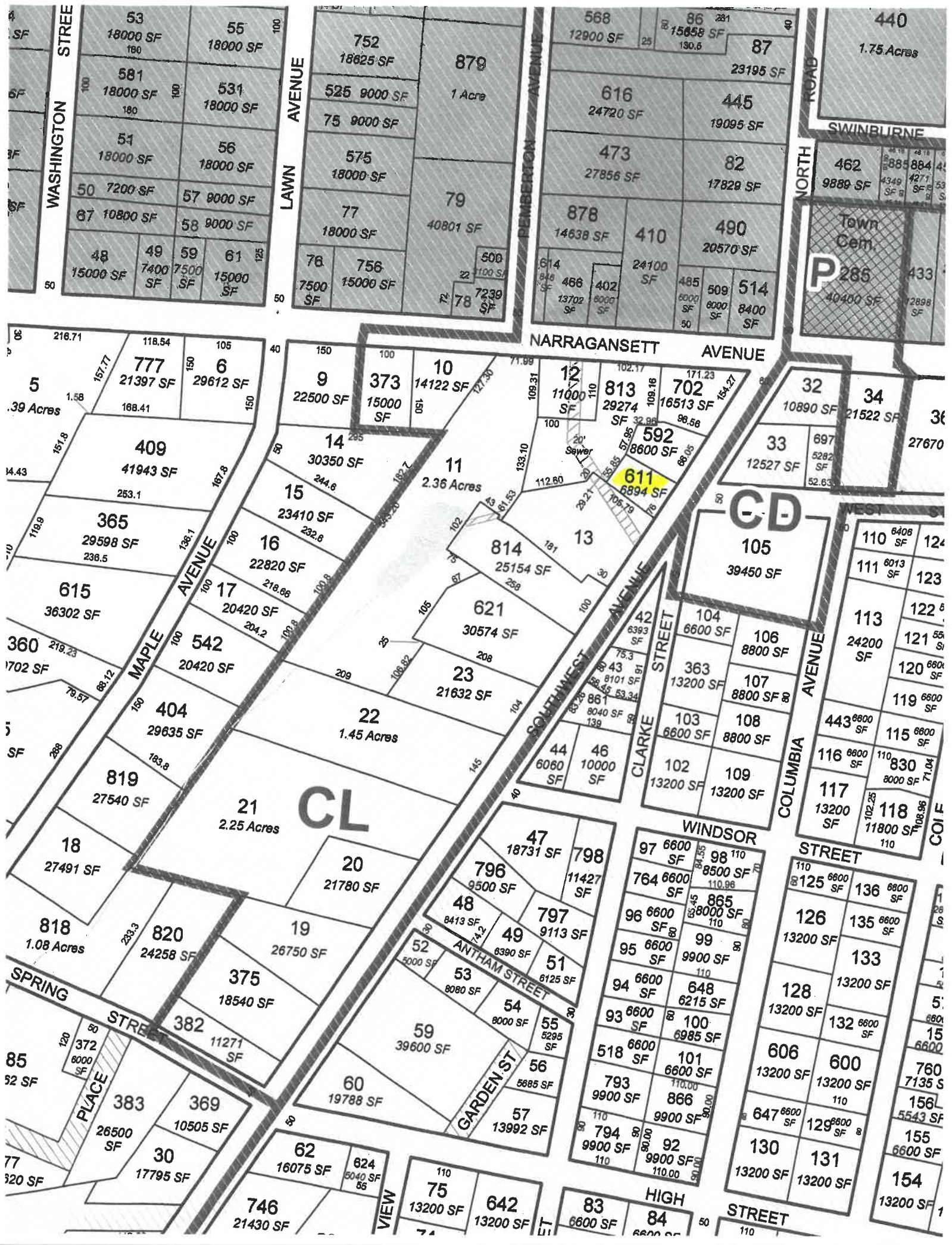


No planned changes to exterior front, sides or height of house





14' wide x 6' deep deck to be added off back of house with entrance door added to rear unit.



Parcel ID: 9-104
DOWN EAST DEVELOPERS LLC
11 CASWELL ST
WAKEFIELD RI 02879

Parcel ID: 9-105
MCQUADES JAMESTOWN LLC
107 MAIN ST
WESTERLY, RI 02891-3247

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

Parcel ID: 9-13-2S
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

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

Parcel ID: 9-32
CENTRAL BAPTIST CHURCH OF
JAMESTOWN, RI
PO BOX 29
JAMESTOWN, RI 02835

Parcel ID: 9-33
LOPES, ALFRED S ET UX
FRANCES J, TRUSTEES
28 WEST STREET
JAMESTOWN, RI 02835

Parcel ID: 9-42
HOSTETLER, LYN A
12112 WALNUT BRANCH ROAD
RESTON VA 20194

Parcel ID: 9-592
URBAN, JAMES D ET
URBAN, SARINA ET DAVID J
12 SOUTHWEST AVENUE
JAMESTOWN RI 02835

Parcel ID: 9-611
TURGEON, PEARL A ET
BROWN, LINDA F.
370 BEAVERTAIL RD.
JAMESTOWN, RI 02835

Parcel ID: 9-702
FEDERAL PROPERTIES OF RI INC
328 HIGH ST
PO BOX 27
BRISTOL, RI 02809

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

16X6.80=	\$108. ⁰⁰ 80
packet =	200.00
Total =	\$308.00