

Notice of Hearing

Application of Conanicut Marine Services, Inc, whose business operates on the property is located at 260 Conanicus Avenue, and further identified as Tax Assessor's Plat 8, Lot 278 for a Modification to a Special Use Permit granted under Article 6, Special Use Permits and Variances, Section 600 and 602. This application is made pursuant to the provisions of section 82-302, Table 3-1, Permitted Uses of the zoning ordinance. The Applicant seeks to reduce the lot size from 444,885 sq. ft to 244,882 sq. ft.. Said property is located in a R-20 zone and contains 444,885 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Modification to a Special Use Permit under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 5/21/2021

To Whom it may concern:

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: Conanicut Marine Services, Inc

Address: c/o Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Freebody LLC

Lessee: Conanicut Marine Services Inc

1. Location of premises: No. 260 Conanicus Avenue
2. Assessor's Plat 8 Lot 278
3. Dimensions of lot: frontage: +/-100 ft. depth: +/-620 ft. Area: 444, 885 sq. ft.
4. Zoning Districts in which premises are located: Use: R20 Area: 20,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Over 20 years
6. Is there a building on the premises at present? Yes
7. Size of existing building: Currently 5 sheds on the property
Size of proposed building or alteration: Reduction in Lot size
8. Distance of proposed building or alteration from lot lines:
Required: front: 30' rear: 30' side: 10' (NOTE: Setbacks governed by R20)
Proposed: NO CHANGE IN BUILDING LOCATION
9. Present use of premises: Boat storage
10. Proposed use of premises: No Change

Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to reduce the area of the Lot to approximately 244,882 sq. ft or 5.6217 Acres.

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

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 a modification to a Special Use Permit granted originally on November 24, 1982 and amended on several occasions since, most recently March 25, 2014. This series of decisions permitted the use of the subject premises as a boat storage facility, with certain functions/services permitted attendant to that storage use. Pursuant to Article 3 Section 82-302 (Table 3-1) and Article 6 Section 82-600, et seq., the applicant seeks to further modify that Special Use Permit to reduce the lot area from 444,885 sq. ft to 244,882 sq ft.

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

The granting of the modification will not substantially or permanently injure the appropriate use of the property in the surrounding area; and

The granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare.

Respectfully Submitted,

Signature: /s/ christian s. infantolino, esq., attorney for applicants

Address: 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

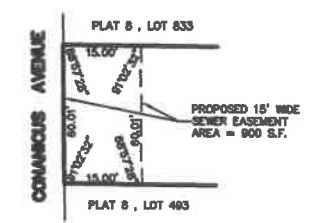
THE PURPOSE OF THIS PLAN IS TO CHANGE THE PROPERTY LINE BETWEEN PLAT 8, LOT 278 AND PLAT 8, LOT 760. NO NEW LOTS HAVE BEEN CREATED AS A RESULT OF THIS SURVEY AND PLAN.

STREET INDEX
BAY VIEW DRIVE
CONANICUS AVENUE



LOCUS
NOT TO SCALE

LEGEND
CB CONCRETE BOUND
DH DRILL HOLE
FND FOUND
N/F NOW OR FORMERLY
S.F. SQUARE FEET



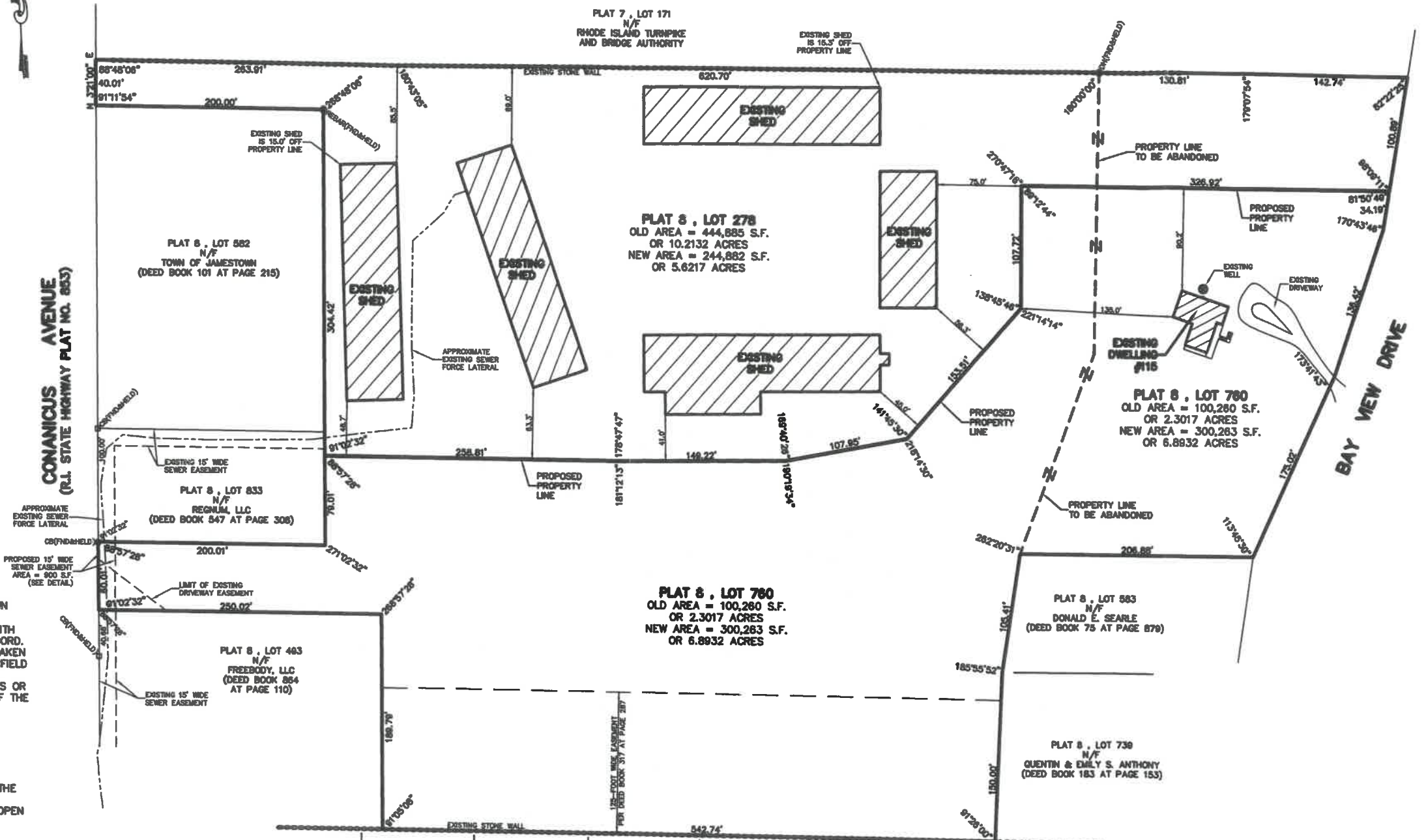
SEWER EASEMENT DETAIL
NOT TO SCALE

- GENERAL NOTES:**
1. THE PARCELS ARE PLAT 8, LOTS 278 AND 760.
 2. THE PARCELS ARE ZONED: R-20 AND THE JAMESTOWN VILLAGE SPECIAL DEVELOPMENT OVERLAY DISTRICT.
 3. THE PARCELS ARE SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.
 4. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON JANUARY 19, 2021.
 5. THERE WERE NO OBSERVED WETLANDS, WATERCOURSES OR COASTAL FEATURES PRESENT ON OR WITHIN 200- FEET OF THE PARCEL AT THE TIME OF SURVEY.
 6. THERE WERE NO OBSERVED AREAS OF EXISTING OR POTENTIAL AGRICULTURAL USE AT THE TIME OF SURVEY.
 7. THERE WERE NO OBSERVED COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES, OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
 8. THERE WERE NO SCENIC VIEWS TO, FROM OR WITHIN THE PARCEL OBSERVED AT THE TIME OF SURVEY.
 9. THERE IS NO LAND PROPOSED TO BE SET ASIDE AS OPEN SPACE AS A RESULT OF THIS PLAN.
 10. PLAT 8, LOTS 278 AND 760 ARE OWNED BY:
FREEBODY, LLC
102 COLE STREET
JAMESTOWN, RI 02835

- UTILITY NOTES:**
1. THE EXISTING DWELLING ON PLAT 8, LOT 760 IS CONNECTED TO PUBLIC SEWER AND WATER ON BAY VIEW DRIVE.
 2. PLAT 8, LOT 278 IS CONNECTED TO PUBLIC SEWER ON CONANICUS AVENUE AS SHOWN ON THIS PLAN. THERE WAS NO POTABLE DRINKING WATER ON PLAT 8, LOT 278 AT THE TIME OF SURVEY. NON-POTABLE WATER IS COLLECTED OFF BUILDING ROOFS AND STORED IN A CISTERN, WHICH IS USED FOR BOATYARD PURPOSES ONLY AND IS NOT USED AS DRINKING WATER.

- DEED REFERENCES:**
1. PLAT 8, LOT 278 - DEED BOOK 547 AT PAGE 300.
 2. PLAT 8, LOT 760 - DEED BOOK 547 AT PAGE 288.

- PLAN REFERENCES:**
1. PLAN ENTITLED "CORRECTIVE PLAT, FREEBODY HILL ADMINISTRATIVE SUBDIVISION, CONANICUS AVENUE, ASSESSOR'S PLAT 8, LOTS 278 AND 760, SITUATED IN JAMESTOWN, RHODE ISLAND, PREPARED FOR WILLIAM S. MUNGER, SCALE: 1" = 50', DATED: AUGUST 2001, REVISED: FEBRUARY 20, 2002, BY JOHN P. CAITO CORPORATION" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#1828.
 2. PLAN ENTITLED "BRITAIN - MUNGER SUBDIVISION, CONANICUS AVENUE, ASSESSOR'S PLAT 8, LOTS 111, 278 AND 493, SITUATED IN JAMESTOWN, RHODE ISLAND, PREPARED FOR JOHN H. BRITAIN, JR. AND WILLIAM S. MUNGER, SCALE: 1" = 50', DATED: DECEMBER 1999, REVISED: JANUARY 5, 2000, BY JOHN P. CAITO CORPORATION" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#1528.
 3. UNRECORDED PLAN ENTITLED "SITE PLAN SHOWING PROPOSED PARKING, A.P. 8, LOT 278, JAMESTOWN, WILLIAM & MARILYN MUNGER, DATED: 2/9/94, REVISED: 2/21/94, BY WARREN HALL, CIVIL ENGINEER.
 4. UNRECORDED PLAN ENTITLED "SPECIAL USE PERMIT PLAN, TAYLOR POINT BOAT YARD, ASSESSOR'S PLAT 8, LOT 278, CONANICUS AVENUE, JAMESTOWN, RHODE ISLAND, PREPARED FOR CONANICUT MARINE SERVICES, DATED: JULY 2007, SCALE: 1" = 50', BY JOHN P. CAITO CORPORATION."



PLAT 8, LOT 278 N/F ALEC N. & MARY T. BROERS (DEED BOOK 67 AT PAGE 814)	PLAT 8, LOT 548 N/F DAVID W. & CHRISTINE M. MOFFET (DEED BOOK 509 AT PAGE 68)	PLAT 8, LOT 275 N/F DENNIS H. WEBSTER, TRUSTEE (DEED BOOK 854 AT PAGE 219)	PLAT 8, LOT 555 N/F BLAKE & JANE S. DICKINSON (DEED BOOK 850 AT PAGE 234)	PLAT 8, LOT 556 N/F KENNETH M. & ELIZABETH SANDLER (DEED BOOK 822 AT PAGE 18)	PLAT 8, LOT 543 N/F DENNIS H. WEBSTER, TRUSTEE (DEED BOOK 585 AT PAGE 7)
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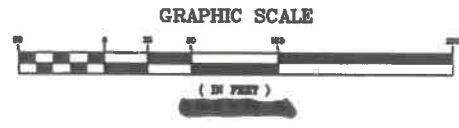


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
1) PREPARE AN ADMINISTRATIVE SUBDIVISION PLAN.

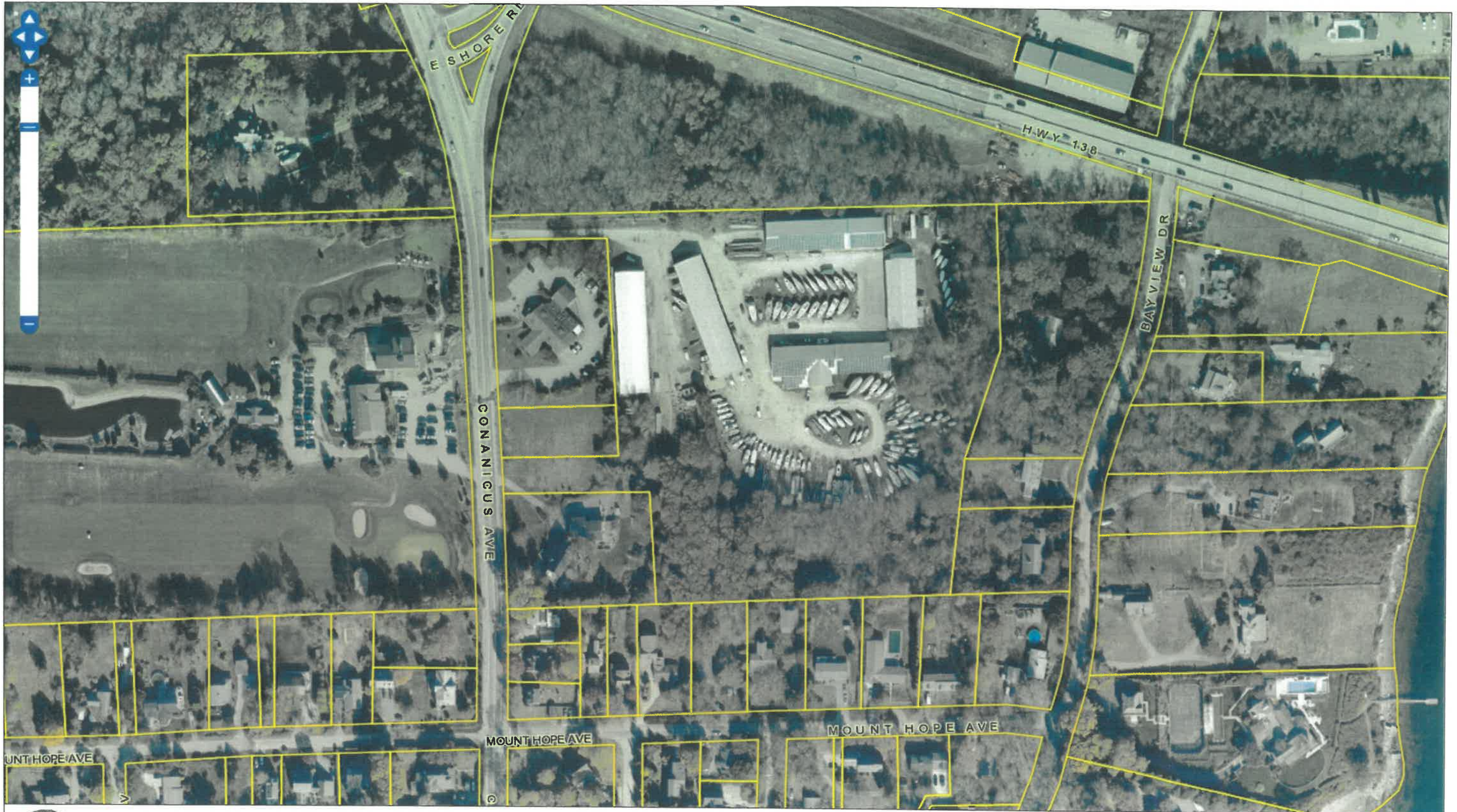
BY: *Michael R. Darveau*
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.
DATE: 5/20/21
COA #LS-4487




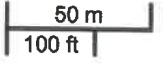


DARVEAU LAND SURVEYING, INC.
P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE 401-475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

RE-SUBDIVISION PLAN OF LAND FOR
FREEBODY, LLC
PLAT 8, LOTS 278 & 760
260 CONANICUS AVENUE & 115 BAY VIEW DRIVE
JAMESTOWN, RHODE ISLAND

SCALE: [Blank]
REVISED: [Blank]
PROJECT NO: 2013_035
DRAWN BY: S.A.K.
DATE: MAY 20, 2021
SHEET NO: 1 OF 1




Town of Jamestown, Rhode Island
 Printed on 5/20/2021

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.