

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the November 23, 2021 Meeting

A regular meeting of the Jamestown Zoning Board of review was held at Jamestown Town Hall. The Chairman called the meeting to order at 7:00 p.m. The clerk called the roll and noted the following members present:

Richard Boren, Chair
Dean Wagner, Vice-chair
Terence Livingston, Member
James King, Member
Jane Bentley, Member
Judith Bell, 1st. Alt
John Shekarchi, 2nd Alt.
Alex Finkelman, 3rd Alt.

Also present: William L. Moore, Zoning Officer
Wyatt Brochu, Counsel
Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk

Mr. Boren welcomed Jane Bentley as a new member of the Board.

MINUTES

Minutes of October 26, 2021

A motion was made by Dean Wagner and seconded by Terence Livingston to accept the minutes of the October 26, 2021 meeting as presented.

The motion carried by a vote of 5 -0.

Richard Boren, Dean Wagner, Terence Livingston, James King, and Jane Bentley voted in favor of the motion.

Judith Bell, John Shekarchi and Alex Finkelman were not seated.

CORRESPONDENCE

Dumpling Land

An e-mail dated Nov. 17, 2021 from William Burgin, AIA representing Dumplings Land requesting to continue the application to the December meeting.

A motion was made by Dean Wagner and seconded by Terence Livingston to continue the application of Dumplings Land to the December 14, 2021 meeting.

The motion carried by a vote of 5 -0.

Richard Boren, Dean Wagner, Terence Livingston, James King, and Jane Bentley voted in favor of the motion.

Judith Bell, John Shekarchi and Alex Finkelman were not seated.

CMS

An e-mail dated Nov. 19, 2021 from Christian Infantolino, Esq. representing CMS requesting a continuance of the application.

A motion was made by Dean Wagner and seconded by Terence Livingston to continue the application of CMS to the December 14, 2021 meeting.

The motion was amended to change the date to the January 25, 2022 meeting to allow time for re-advertisement.

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

Richard Boren, Dean Wagner, Terence Livingston, James King, and Jane Bentley voted in favor of the motion.

Judith Bell, John Shekarchi and Alex Finkelman were not seated.

All other correspondence was in reference to items on the agenda.

We Dig

John Mancini, Esq. representing the applicant questioned if they would be heard tonight being that they are at the end of the agenda.

A motion was made by Dean Wagner and seconded by Terence Livingston to continue the application of We Dig to the December 14, 2021 meeting. Mr. Boren requested that Architect Donald Powers be at the meeting.

The motion carried by a vote of 5 -0.

Richard Boren, Dean Wagner, Terence Livingston, James King, and Jane Bentley voted in favor of the motion.

Judith Bell, John Shekarchi and Alex Finkelman were not seated.

NEW BUSINESS

Sedgewick

A motion was made by Terence Livingston and seconded by Dean Wagner to grant the request of Robert & Linda Sedgewick, whose property is located at 158 Walcott Ave., and further identified as Assessor's Plat 10, Lot 8, for a one-year extension of a previously granted variance from Art. 3, Sec. 8-.302 Table 3-2 District Dimensional Regulations & Art. 6, Sec. 82-605 & 606 variances authorized by this ordinance. To demolish & construct a new single-family dwelling 30' from Stanton Rd. where 40' is required. Said property is located in a R80 zone and contains 33,397 sq. ft.

The motion carried by a vote of 5 -0.

Richard Boren, Dean Wagner, Terence Livingston, James King, and Jane Bentley voted in favor of the motion.

Judith Bell, John Shekarchi and Alex Finkelman were not seated.

Giovan

A motion was made by Terence Livingston and seconded by Dean Wagner to grant the request of Alkione Giovan, whose property is located at 74 Ship St., and further identified as Assessor's Plat 15, Lot 58 for a variance from Article 3, Section 82-302, Table 3-2 & Art. 6, Sec. 82-605 & 82-606 to add a second floor, connecting bedroom at level one to a living room and add 2 bedrooms and full bathroom upstairs by way of a second-floor addition. Seeking relief on side lot for 8'6" where 10' is allowed and rear setback of 26' where 30' is allowed.

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):]

1. This project must be constructed in strict accordance with the site and building plans duly approved by this Board.
2. The contractor will get a signed letter from the homeowner stating he is their agent authorized to present the project before full approval is granted.
3. No more than 2 bedrooms shall be allowed in the home in order to maintain compliance with RI DEM OWTS.
4. Maintenance and inspection of the existing OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 7405 sq. ft.
2. The contractor Mr. Banger presented the project and testified it is the least relief necessary and the Board accepts his testimony.
3. The home is non-conforming and the 2nd floor addition will be within the current setbacks.
4. The height of the building will be no more than 23' from grade.
5. The house is currently 2 bedrooms, one bedroom will remain on the first floor and one bedroom will be moved to the 2nd floor.
6. The house is currently a 1970 style house and will be made more current.

The motion carried by a vote of 5 -0.

Richard Boren, Dean Wagner, Terence Livingston, James King, and Jane Bentley voted in favor of the motion.

Judith Bell, John Shekarchi and Alex Finkelman were not seated.

SHM Jamestown Boat Yard

A motion was made by Dean Wagner and seconded by Terence Livingston to continue the application of SHM Jamestown Boat Yard to the January 25, meeting.

Mr. Infantolino, Esq. and Kelly Fracassa, Esq. are to submit briefs/memorandums of law by January 16, 2021.

The motion carried by a vote of 5 -0.

Richard Boren, Dean Wagner, Terence Livingston, James King, and Jane Bentley voted in favor of the motion.

Judith Bell, John Shekarchi and Alex Finkelman were not seated.

ADJOURNMENT

A motion was made and seconded to adjourn at 9:00 p.m.
The motion carried unanimously.