

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the November 15, 2022 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:00 p.m. The clerk called the roll and noted the following members present:

Richard Boren, Chair
Dean Wagner, Vice-chair
James King, Member
Jane Bentley, Member
Judith Bell, 1st Alternate
John Shekarchi, 2nd Alternate

Also present: Peter Medeiros, Zoning Officer
Peter Ruggiero, Counsel
Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk

MINUTES

Minutes of October 25, 2022

A motion was made by James King and seconded by Dean Wagner to accept the minutes of the Oct. 25, 2022 meeting as presented.

The motion carried by a vote of 5 -0.

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

John Shekarchi was not seated and Terence Livingston was absent.

CORRESPONDENCE

All correspondence received was in reference to agenda items.

OLD BUSINESS

Ross

There was discussion with the Board and Christian Infantolino, attorney for the applicant, and Peter Ruggiero, Esq.

A motion was made by Dean Wagner and seconded by James King to continue the request of Randy Ross and Jill D. Smith to the January 24, 2023 meeting.

The motion carried by a vote of 5 -0.

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

John Shekarchi was not seated and Terence Livingston was absent.

NEW BUSINESS

Connors

A motion was made by James King and seconded by Dean Wagner to grant the request of John and Pamela Connors whose property is located at 222 Beacon Avenue and is further identified as Tax Assessor's Plat 16, Lot 73 for a Special Use Permit under Article 3, Section 82-314 entitled "High Groundwater and Impervious Layer Overlay District" for development in Subdistrict A and Article 6, Section 82-601 et seq. entitled "Special Use Permits Authorized by this Ordinance". Applicants seek to construct a two- bedroom home. The seasonal high groundwater table is equal to 18 inches which places this parcel in Subdistrict A of Section 82-314.

This Board has determined that this application does satisfy the requirements of Article 6, Sections 600 and 602.

This Special Use Permit is granted with the following conditions:

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

All findings of fact and conditions of approval in the October 11, 2022 Planning Commission Memorandum are incorporated in this decision and are set forth in full.

This motion is based on the following findings of fact:

1. Said property is located in an R-40 zone and contains 14,400 square feet.
2. The property is in overlay sub district "A".
3. Soil evaluation was done by Richard Pastore who is a class IV soil evaluator with D.E.M. present.
4. The property has an approved OWTS D.E.M. permit.
5. The owners have received approvals from the Town Engineer and the town Planning Board.
6. No variances are required for this project.
7. The Zoning Board does not recognize the preliminary plans and will consider these plans as a final.

The motion carried by a vote of 5 -0.

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

John Shekarchi was not seated and Terence Livingston was absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:50 p.m.
The motion carried unanimously.