

Notice of Hearing

Application of TPG Marina Conanicut, LLC whose property is located at 260 Conanicus Avenue, and further identified as Tax Assessor's Plat 8, Lot 278-1 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 create a management area and show room inside the existing shed, known as the West Shed, for the boat yard. Said property is located in a R-20 zone and contains 433,904 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: 3/27/2023

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: TPG Marinas Conanicut, LLC

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

Owner1 (Plat 8 Lot 278-1): Same as Applicant

Owner2 (Plat 8 Lot 278-2): Freebody, LLC

1. Location of premises: No. 260 Conanicut Avenue, Jamestown RI 02835
2. Assessor's Plat 8 Lot 278
3. Dimensions of lot: frontage: +/-100 depth: +/-620.7 ft. Area: +/-433,904sq. ft.
 - Lot 278-1=+/-233,904 sq feet (+/-5.3697 acres)
 - Lot 278-2=+/-200,000 sq feet (+/- 4.5914 acres)
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? December 31, 2021
6. Is there a building on the premises at present? Yes (4 structures on Lot 278-1 and 1 structure on Lot 278-2)
7. Size of existing building: @50x@200
Size of proposed building or alteration: NA-Interior modifications (@1,600 square feet)
8. Distance of proposed building or alteration from lot lines:
Required: front: 0' rear: 0' side: 0'
Proposed: NO CHANGE IN BUILDING LOCATION
9. Present use of premises: Interior boat storage and repairs

10. Proposed use of premises: Boat Storage and Repair and Onsite Management Area and show room display.

Location of septic tank & well on lot: Town sewer

11. Give extent of proposed alterations: Applicant is proposing to reconfigure the interior of the shed known as the Western Shed on the property. Applicant would like to create a small management space, approximately 1,633 square feet, to manage the boat yard. The interior modifications proposed include an office, cubicle space, conference and break room, bathroom and an entrance waiting area with small show room. The remaining portion of the building will remain boat storage and repair area.

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 Permits granted in August 1986, July 1987, February 1994 (conditions), March 1998, and September 2007 (See attached decisions) to amend the use of the Western Shed to include management space and show room, necessary for onsite management of the boat yard, as well as boat storage and repairs. This application also seeks to remove the restriction of hooking up to municipal water to allow the Applicant to hook up to municipal water for bathroom purposes. The current and proposed use is pursuant to Article 3, Table 3-1, Uses and Districts, VI, Commercial, Retail (F)(9) ship and boat storage, and repair.

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 and owners

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



Town of Jamestown

EXHIBIT 3

RHODE ISLAND
02835

TOWN CLERK
(401) 423.0200

August 27, 1986

Conanicut Marina Services, Inc.
c/o William and Marilyn Munger
1 Ferry Wharf
Jamestown, RI 02835

Dear Mr. & Mrs. Munger:

At a meeting of the Zoning Board of Review held on August 26, 1986
the following vote was passed:

Motion was made by Maurice Vandal and seconded by Raymond Coons to grant the request of William and Marilyn Munger for Conanicut Marine Services, Inc., whose property is located on Plat 8, Lot 278 for a Regulatory Variance from Article III, Section 320 (in the residential zone), for relief from parking standards to construct a building 45' x 208' to store boats indoors without a paved parking area.

This relief is granted in accordance with Article VI, Section 610.
This approval is subject to the following Restrictions/Conditions:

1. That the use be limited to passive boat storage.
2. That no electricity be introduced to the site with the exception of that which is required for the alarm systems.
3. Maximum height of the building be no greater than 30'.

This motion is based on the following findings of fact:

1. The proposed use is an enhancement to the special exception granted on October 2, 1984.
2. The use of the building being passive storage does not require parking.

Very truly yours,

Martin S. Hellewell, Chairman
Zoning Board of Review

MSH/spb

cc: Building Official
Town Solicitor



Town of Jamestown

EXHIBIT 4

RHODE ISLAND
02835

TOWN CLERK
(401) 423.0200

August 3, 1987

William & Marilyn Munger
Conanicut Marine Services
1 Ferry Wharf
Jamestown, RI 02835

Dear Mr. & Mrs. Munger:

At a meeting of the Jamestown Zoning Board of Review held on July 28, 1987
the following vote was passed:

A motion was made by Mr. Vandal and seconded by Ms. Potter to grant the request
of William & Marilyn Munger (Conanicut Marine Services) whose property is loca-
ted on Plat 8, Lot 278 for a Special Regulatory Variance from Article III, Sec-
tion 320 (District Dimensional Regulations) for relief from parking standards
to construct a building 45' x 208' to store boats indoors without paved parking
area. This relief is granted in accordance with Article 6, Section 610.

This approval is subject to the following Restrictions:

- a. the use be limited to passive boat storage
- b. no electricity from a power line or portable generator be introduced
to the site with the exception of that which is required for the
alarm system
- c. maximum height of the building be no greater than 30'

This motion is based on the following findings of fact:

1. The property in question has been granted a prior special regulatory vari-
ance on August 27, 1986 for a similar building.
2. The proposed use is an enhancement to the special exception granted on
October 2, 1984.
3. The use of the building being passive storage does not require parking.
4. A similar building which has been constructed per variance granted August
27, 1986 has not created a problem and its use has conformed to the specified
restriction/ conditions.
5. No one spoke against the request.

The motion carried by a vote of 5 - 0.



Town of Jamestown

COPY

93 Narragansett Avenue
(401) 423-7200

Jamestown, Rhode Island
02835

May 4, 1994

William Munger
et ux Marilyn
102 Cole Street
Jamestown, RI 02835

Dear Mr. & Mrs. Munger:

At a meeting of the Jamestown Zoning Board of Review held on May 3, 1994 the following vote was passed:

A motion was made by Maurice Vandal and seconded by Patricia Sheehan to grant the request of Conanicut Marine Services whose property is located on Plat 8, Lot 278 for a special exception and variance from Article III, Section 310, Subsection IV and Article VIII, Section 806 & 807, to permit seasonal off site marina parking, to modify a structure, and to expand the scope of use, all of which are to be limited by the conditions following.

This relief is granted in accordance with Article 6, Section 610 in that the requested relief is not contrary to the public interest.

This approval is subject to the following restrictions/conditions:

Restrictions/Conditions

That the use of the property be limited to boat storage and parking for C.M.S. employees and customers as herein delineated:

1. Parking

- a. A maximum of 50 customer parking spaces will be provided as proposed on the plan submitted.
- b. Customer parking will be permitted from May 1 to October 31.
- c. Access to the parking area will be limited to the hours of 0700 to 2200. The area will be secured by key lock during all other hours.
- d. C.M.S. will provide customer transportation to and from the parking facility.

e. Cars using the parking facility must have a C.M.S. tag or identification visible in the car.

f. Parking lot surface must be paved with a permeable material.

2. Screening and buffering

a. Screening and buffering to be maintained as indicated in the plan submitted.

b. Screening and buffering to be natural vegetation, trees, and brush.

c. A minimum of 100 feet of screening and buffering will be maintained. The internal start of this screening and buffering will be the perimeter defined by the existing end of the current active storage area.

d. A simple permanent fence will be erected to define the existing end of the current active storage area.

e. The existing garden bordering lot (739) must not be used for commercial purposes and must be at least 100 ft. from the inner perimeter fence.

3. The addition of the 'lean to' structure for storage purposes only, as shown on the plan submitted, attached to the west side of the western most shed is granted. No additional structures will be permitted.

4. Storage

a. Storage of floats and other marine related equipment is limited to C.M.S. and/or Town of Jamestown equipment. Excluded from this restriction is equipment from Jamestown nonprofit organizations.

b. The storage of dumpsters, campers, cars and other objects not related to the approved use is prohibited. The area will be kept clean and free of discarded material.

5. Only normal activities associated with the commissioning and decommissioning of vessels will be allowed and is subject to the following conditions:

a. Owners and unpaid helpers may work on a vessel.

b. No non C.M.S. professional labor is permitted.

c. Power tools may not be used in the open storage area.

6. No electrical power beyond the present 100 amp service is permitted.

7. Service facilities

a. No toilets, with the exception of 'Porta Johns', are permitted.

b. No shower facilities are permitted.

c. Water supply is limited to the existing cistern system.

d. No additional plumbing beyond the existing engine flush tank is permitted, however, one hand basin may be added.

~~8. Shop facilities~~

a. Shop facilities will be limited to the existing facilities.

b. Shop work, including engine work, will be limited to normal activities associated with commissioning and decommissioning of vessels.

9. High intensity outside lighting is prohibited. Lighting must not shine on abutters' residential properties.

10. The Building Official will be granted free access to the property. This free access will not be subject to prior approval by C.M.S.

11. The uses, restrictions, and conditions outlined, defined, and included in this approval will supercede any schedules or uses included in the original application of 1/28/94 and addenda there to filed by the applicant.

This motion is based on the following findings of fact:

1. The property is located in a R20 zone and contains 379,800 sq. ft.

2. The CRMC requires that applicants provide parking for the customers who will use the marina facility at East Ferry.

3. The Town Council unanimously gave to this Board the authority to grant the parking relief requested; the weight of community opinion, as evidenced in this and prior hearings, tends to support the granting of this relief.

4. The parking facility sought by applicants is designed to alleviate congestion on downtown/village streets and thereby enhance public safety and convenience.

5. The site in question is completely isolated from residential abutters due to the extremely large buffer zones in place. There should be no negative impact upon the neighborhood and town as a result of granting the relief requested.

6. The Town's Comprehensive Plan supports the concept of encouraging marine-related business. Applicants operate a marina business which makes an important contribution to the Town; denial of the relief requested may have a negative impact on the Town as a whole.

7. There is adequate ingress and egress to the site for public safety purposes. Applicants' property has frontage on a state highway (Conanicus Avenue).

The motion carried by a vote of 5 - 0.

This decision letter must be recorded in the land evidence records in the Town of Jamestown.

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

Very truly yours,



Martin S. Hellewell, Chairman
Jamestown Zoning Board of Review
MSH/pw



Town of Jamestown

93 Narragansett Avenue
401-423-7200

Jamestown, Rhode Island
02835-1199

March 25, 1998

William S. Munger
et ux Marilyn
102 Cole Street
Jamestown, RI 02835

Dear Mr. & Mrs. Munger:

At a meeting of the Jamestown Zoning Board of Review held on March 24, 1998 the following vote was passed:

A motion was made by Don Wineberg and seconded by Guy Settupane to grant the request of Conanicut Marine Services, Inc., whose property is located at 260 Conanicus Avenue, and further identified as Tax Assessor's Plat 8, Lot 278 for a Special Use Permit under Section 301, 601 and 602 of the Zoning Ordinance, to permit the construction of two sheds for the storage of boats.

This approval is subject to the following conditions:

1. The property remains subject to all of the restrictions/conditions set forth in the Town's letter to the applicant dated May 4, 1994, all of which are incorporated in this ruling by reference.

This motion is based on the following findings of fact:

1. Said property is located in a R20 zone and contains 379,800 sq. ft., approximately.

2. One abutter spoke in favor of the project and one abutter spoke in favor of the project with reservations.

3. The applicant is strongly encouraged to continue to work cooperatively with the neighbors to resolve their concerns about the property.

4. All of the findings of fact in the 1994 letter continue to be accurate and are hereby reaffirmed and incorporated in the ruling by reference.

The motion carried by a vote of 5 - 0.

EXHIBIT 7
COPY
EX 3

Rolf Knudsen, Thomas Ginnerty, Guy Settupane, Don Wineberg, and Raymond Ianetta voted in favor of the motion.

Richard Allphin recused himself.

Catherine Finney and Dennis Grieco were absent.

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

It is the responsibility of the applicant to record this decision letter in the land evidence records in the Town of Jamestown.

Very truly yours,

Rolf Knudsen

Rolf Knudsen, Acting Chair
Jamestown Zoning Board of Review
RK/pw



ZONING BOARD OF REVIEW
 Doc# 00032585
 Bk: 633 Pg: 189
Town of Jamestown

93 Narragansett Avenue
 401-423-7200

Jamestown, Rhode Island
 02835-1199

September 26, 2007

CMS
 C/o John A. Murphy, Esq.
 77 Narragansett Avenue
 Jamestown, RI 02835

Dear Mr. Munger,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on September 25, 2007.

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 Don Wineberg and seconded by Richard Cribb to grant the request of Conanicut Marine Services, whose premises are located on Conanicut Avenue, and further identified as Lot 278, on Tax Assessor's Plat 8, to modify an existing Special Use Permit, under Article 3, Section 82-302 (Table 3-1) and Article 6, Section 82-600, et seq., to permit the installation of a boat washing water collection, treatment, and recycling system, with a concrete collection pad 40' x 80', two additions to the existing south boat storage shed, one being 20' x 85', and one being 8' x 10', and the upgrading of the site's electric service from 100 amp to 200 amp.

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

This modification to a Special Use Permit is granted with the following restrictions:

Doc# 00032585
Bk: 633 Pg: 191

This modification to a special use permit will expire one year from the date of granting unless the applicant exercises the permission granted.

Very truly yours,

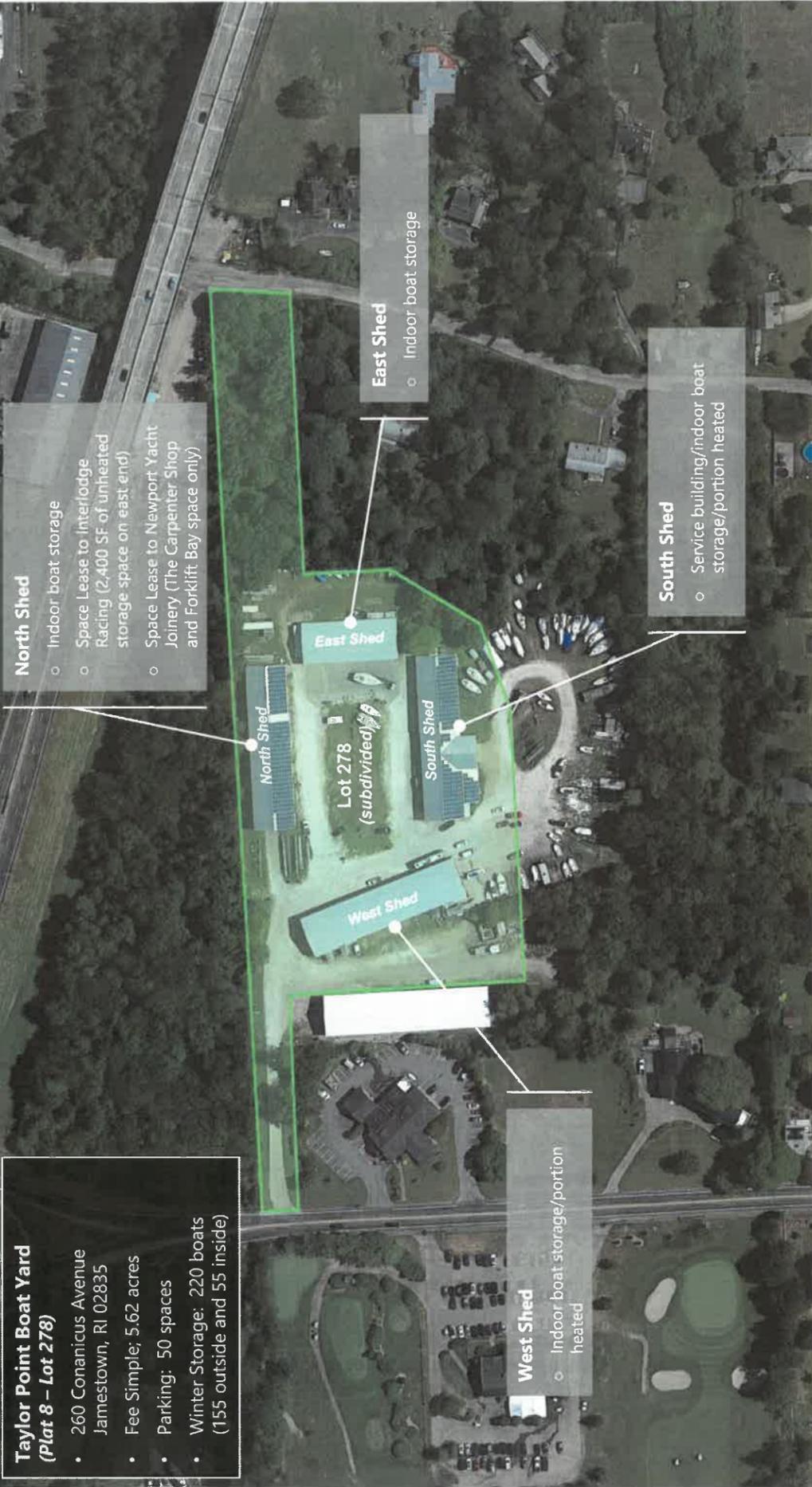


Thomas Ginnerty, Chairman
Jamestown Zoning Board of Review
TG/pw

RECEIVED FOR RECORD
Oct 24, 2007 08:53:42A
JAMESTOWN TOWN CLERK
ARLENE D. PETIT

**Taylor Point Boat Yard
(Plat 8 - Lot 278)**

- 260 Conanicus Avenue
Jamestown, RI 02835
- Fee Simple; 5.62 acres
- Parking: 50 spaces
- Winter Storage: 220 boats
(155 outside and 55 inside)



North Shed

- Indoor boat storage
- Space Lease to Interlodge Racing (2,400 SF of unheated storage space on east end)
- Space Lease to Newport Yacht Joinery (The Carpenter Shop and Forklift Bay space only)

East Shed

- Indoor boat storage

South Shed

- Service building/indoor boat storage/portion heated

West Shed

- Indoor boat storage/portion heated



200 foot Abutters List Report

Jamestown, RI
March 27, 2023

Subject Properties:

| | |
|--|-------------------------------|
| Parcel Number: 8-278 | Mailing Address: FREEBODY LLC |
| CAMA Number: 8-278 | 102 COLE STREET |
| Property Address: 260 CONANICUS AVENUE | JAMESTOWN, RI 02835 |

| | |
|--|--|
| Parcel Number: 8-278 | Mailing Address: TPG MARINAS CONANICUT LLC |
| CAMA Number: 8-278-1 | 1140 RESERVOIR AVENUE |
| Property Address: 260 CONANICUS AVENUE | CRASTON, RI 02920 |

| | |
|--|-------------------------------|
| Parcel Number: 8-278 | Mailing Address: FREEBODY LLC |
| CAMA Number: 8-278-2 | 102 COLE STREET |
| Property Address: 260 CONANICUS AVENUE | JAMESTOWN, RI 02835 |

Abutters:

| | |
|--|--|
| Parcel Number: 7-3 | Mailing Address: MISTOWSKI JOSEPH P ET MISTOWSKI |
| CAMA Number: 7-3 | HARRIET L |
| Property Address: 265 CONANICUS AVENUE | 265 CONANICUS AVE |
| | JAMESTOWN, RI 02835 |

| | |
|------------------------------------|------------------------------------|
| Parcel Number: 7-4 | Mailing Address: TOWN OF JAMESTOWN |
| CAMA Number: 7-4 | 93 NARRAGANSETT AVENUE |
| Property Address: CONANICUS AVENUE | JAMESTOWN, RI 02835 |

| | |
|-------------------------------------|---|
| Parcel Number: 8-274 | Mailing Address: VIEIRA MATTHEW J & JOY E |
| CAMA Number: 8-274 | 91 BAY VIEW DRIVE |
| Property Address: 91 BAY VIEW DRIVE | JAMESTOWN, RI 02835 |

| | |
|--|--|
| Parcel Number: 8-275 | Mailing Address: WEBSTER DENNIS H (LE) |
| CAMA Number: 8-275 | EHRMANNTRAUT SHELLEY MARIE |
| Property Address: 22 MOUNT HOPE AVENUE | 8 MOUNT HOPE AVENUE |
| | JAMESTOWN, RI 02835 |

| | |
|--|---|
| Parcel Number: 8-276 | Mailing Address: BROERS ALEC N & MARY T |
| CAMA Number: 8-276 | 32 MOUNT HOPE AVENUE |
| Property Address: 32 MOUNT HOPE AVENUE | JAMESTOWN, RI 02835 |

| | |
|--|---|
| Parcel Number: 8-277 | Mailing Address: 216 ASSOCIATES LLC C/O WM CORBIN |
| CAMA Number: 8-277 | & ANN STRATTE |
| Property Address: 216 CONANICUS AVENUE | 216 CONANICUS AVENUE |
| | JAMESTOWN, RI 02835-1523 |

| | |
|--|--|
| Parcel Number: 8-283 | Mailing Address: TOWN OF JAMESTOWN GOLF COURSE |
| CAMA Number: 8-283 | 93 NARRAGANSETT AVENUE |
| Property Address: 245 CONANICUS AVENUE | JAMESTOWN, RI 02835 |



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



200 foot Abutters List Report

Jamestown, RI

March 27, 2023

| | |
|--|--|
| Parcel Number: 8-493 CAMA Number: 8-493-1 Property Address: 230 CONANICUS AVENUE 1 | Mailing Address: FREEBODY LLC 102 COLE STREET JAMESTOWN, RI 02835 |
| Parcel Number: 8-493 CAMA Number: 8-493-2 Property Address: 230 CONANICUS AVENUE 2 | Mailing Address: MUNGER STEVEN S & JAMIE L TE 230 CONANICUS AVENUE 2 JAMESTOWN, RI 02835 |
| Parcel Number: 8-543 CAMA Number: 8-543 Property Address: 8 MOUNT HOPE AVENUE | Mailing Address: WEBSTER DENNIS H TRUSTEE 22 MOUNT HOPE AVE JAMESTOWN, RI 02835 |
| Parcel Number: 8-546 CAMA Number: 8-546 Property Address: 28 MOUNT HOPE AVENUE | Mailing Address: MOFFET DAVID W ET MOFFET CHRISTINE M 28 MOUNT HOPE AVENUE JAMESTOWN, RI 02835 |
| Parcel Number: 8-555 CAMA Number: 8-555 Property Address: 18 MOUNT HOPE AVENUE | Mailing Address: DICKINSON BLAKE & JANE S 18 MOUNT HOPE AVENUE JAMESTOWN, RI 02835 |
| Parcel Number: 8-556 CAMA Number: 8-556 Property Address: 12 MOUNT HOPE AVENUE | Mailing Address: SANDLER KENNETH M & ELIZABETH TE 12 MOUNT HOPE AVENUE JAMESTOWN, RI 02835 |
| Parcel Number: 8-576 CAMA Number: 8-576 Property Address: 220 CONANICUS AVENUE | Mailing Address: SNYDER MARLENE D TRUSTEE 199 STEIGER DRIVE WESTFIELD, MA 01085 |
| Parcel Number: 8-577 CAMA Number: 8-577 Property Address: 36 MOUNT HOPE AVENUE | Mailing Address: WEAVER THOMAS G ET UX WEAVER ANNETTA K TRUSTEES 137 E 36TH ST UNIT 7B NEW YORK, NY 10016 |
| Parcel Number: 8-578 CAMA Number: 8-578 Property Address: 224 CONANICUS AVENUE | Mailing Address: LAMAN ROBERT E ET LAMAN DAWN M TRUSTEES 224 CONANICUS AVENUE JAMESTOWN, RI 02835 |
| Parcel Number: 8-582 CAMA Number: 8-582 Property Address: 250 CONANICUS AVENUE | Mailing Address: TOWN OF JAMESTOWN POLICE STATION 250 CONANICUS AVENUE JAMESTOWN, RI 02835 |
| Parcel Number: 8-583 CAMA Number: 8-583 Property Address: 109 BAY VIEW DRIVE | Mailing Address: SEARLE DONALD E C/O 1308 BARCELONA DRIVE KNOXVILLE, TN 37923-1401 |
| Parcel Number: 8-586 CAMA Number: 8-586 Property Address: 38 MOUNT HOPE AVENUE | Mailing Address: POWELL J CHRISTOPHER ET UX CANDACE E 38 MOUNT HOPE AVENUE JAMESTOWN, RI 02835 |



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



200 foot Abutters List Report

Jamestown, RI
March 27, 2023

Parcel Number: 8-739
CAMA Number: 8-739
Property Address: 105 BAY VIEW DRIVE

Mailing Address: ANTHONY QUENTIN ET ANTHONY
EMILY S
105 BAY VIEW DRIVE
JAMESTOWN, RI 02835

Parcel Number: 8-760
CAMA Number: 8-760
Property Address: 115 BAY VIEW DRIVE

Mailing Address: FREEBODY LLC
102 COLE STREET
JAMESTOWN, RI 02835

Parcel Number: 8-776
CAMA Number: 8-776
Property Address: CONANICUS AVENUE

Mailing Address: YATES ANDREW TRUSTEE
52 MOUNT HOPE AVENUE
JAMESTOWN, RI 02835

Parcel Number: 8-833
CAMA Number: 8-833
Property Address: CONANICUS AVENUE

Mailing Address: REGNUM LLC
102 COLE STREET
JAMESTOWN, RI 02835



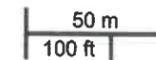
www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



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.