

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, APRIL 25, 2023
7:00 PM

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY.

The public is invited to observe and participate in the deliberations of this meeting, in person @ Town Hall.

TO VIEW THE MEETING LIVE STREAM WITH NO INTERACTION, PLEASE VISIT THE FOLLOWING LINK:

<http://www.record-server.net/Jtown/StreamPrimJtown.html>

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the minutes of the March 28, 2023 meeting; review, discussion and/or action and/or vote.

III. CORRESPONDENCE

- I. **Communications Received:** – Review, Discussion and / or Potential Action and / or Vote:”

- II. **NEW BUSINESS:** “Public Hearings – Review, Discussion and / or Potential Action and / or Vote:”

- A. Application of Mary Lou Sanborn, whose property is located at 21 Bay View Dr., and further identified as Assessor’s Plat 8, Lot 519 for a variance from Article 3, Section 82-306 D to construct an acoustic fence approximately 20’ in height on south and west sides of property. Said property is located in a R20 zone and contains 6337 sq. ft.

- B. Application of Franklyn Y. Chew and Gwendolyn M. Lupinek whose property is located at 6 Middle Street, Jamestown, RI, and further identified as Tax Assessor’s Plat 1, Lot 331 for Variances from Article 82, Section 302 and 314 and a Special Use Permit granted under Article 6, Special Use Permits and Variances, Section 600 and 602. Property located in RR-80 Zone. Lot consists of 17,889 sq. ft. This application is made pursuant to the provisions of Section 82-314, High Groundwater Table and Impervious Overlay District. The Applicant seeks to construct a dwelling to replace the existing dwelling. Variances needed for Front Setback 25’ requested where 40’ required; Side Yard Setback (west) 19.7’ requested where 30’ required; Rear Setback (north) 32.2’ requested where 40’ required; and lot coverage 11.17% requested where 8% required. Special Use permit needed for High Groundwater Table and Impervious Overlay District – Subdistrict “A”.

- C. Application of Scott W. Wynn and Susan H. Wynn, whose property is located at 71 Carr Lane (& 73), and further identified as Assessor's Plat 4, Lot 32 for a Special Use Permit pursuant to Article 7, Section 82-705, Alteration of Nonconforming Structure and Article 3, Section 82-303, Number of Residential Structures per lot. The applicants seek to add a 1,240 square foot addition to the rear of 73 Carr Lane consisting of a main bedroom, main bathroom, family room, finished basement and a swimming pool. The solitary relief sought with respect to the proposed addition and swimming pool is to allow the continued use of the property with two residences. The 2nd building, the cottage, has always been a year-round rental. This said property is in an RR200 zone and contains 80,586 square feet. All of the structures on this property, including the proposed addition and the swimming pool, are within all of the required setbacks and do not require a dimensional variance.
- D. Application of TPG Marinas Conanicut, LLC whose property is located at 260 Conanicut 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.

III. ADJOURNMENT

Pursuant to RIGL §42-46-5(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Town Hall and the Jamestown Philomenian Library. In addition, notice may also be posted at the Jamestown Police Station and on the Internet at www.jamestownri.gov.

This meeting location is accessible to the physically challenged. If communications assistance or other accommodations are needed to ensure equal participation, please call 1-800-745-5555 not less than three (3) business days prior to the meeting.

Posted on the RI Secretary of State website.