

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, JULY 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:

<https://jamestownri.gov/watch-live-Town-meetings>

I. ROLL CALL; CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the minutes of the June 27, 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 Matthew T. Lyons whose property is located at 17 Ocean Ave., and further identified as Assessor’s Plat 8, Lot 489 for a variance from Article 3, Section 82-302 (District Dimensional Regulations) to remove existing non-conforming garage and foundation and install new foundation and garage in the exact same footprint. Construct a retaining wall as shown to handle drainage. Said property is located in a R20 zone and contains 7744 sq. ft.

B. Application of Rikhi J. D’Souza who owns property located at 973 North Main Road and further identified as Assessor’s Plat 3, Lot 235 for a dimensional variance from Article 3, Section Table 3-2 which requires a minimum lot size in an R 40 zone of 40,000 square feet, and under Article 6, Section 82-606 entitled “Conditions for granting a variance” and Section 82-607 entitled “Variances-Additional Restrictions”. Applicant is seeking permission to reduce his lot size from 34,280 S.F. to 27,701 S.F. and to add 6,579 S.F. to the abutting property located at 991 North Main Road resulting in an increase in the lot size of 991 North Main Road from 7,875 S.F. to 14,454 S.F.

- C. Application of Philip J. Urso and Renee Deslauriers whose property is located at 16 Green Lane, and further identified as Assessor's Plat 9, Lot 243 for Variance from Article 6, Section(s) 302 & 605, District dimensional regulations, the structure is existing non-conforming regarding front setback along Green Lane, (18 feet required, 15.3 feet existing & proposed) and side setback (7 feet required, 5.3 feet existing & proposed), to replace an existing one-story covered porch with a two-story covered porch (replace the building's original two-story covered porch). The new roof height is proposed at 21 feet 4 inches (maximum height 35 feet allowed). With proposed new construction, the lot coverage will remain at 18.2% (maximum 30% allowed). Said property is located in a R-8 Zoning District and contains 17,482 square feet.
- D. John G. Rallis Trustee of the John G. Rallis Revocable Living Trust and Sharon F. Rallis Trustee of the Sharon F. Rallis Revocable Living Trust of 86 Blueberry Lane, Platt # 10, Lot 130 request a variance from Article 3, section 82, 302 of Table 3-2 of Article 3 Application of District Regulations to Section 82-302 District Dimensional Regulations Table 3-2. Applicants desire to construct a 3'6' x 8' landing and stairs, a bump-out from existing deck and approved proposed walkway to allow access to yard. Landing and stairs will be 23ft from rear (north) lot line, which extends into current rear setback restriction; however, existing dwelling, deck, and previous stairs violated no rear-yard restrictions when built (legal non-conforming structures); the additional 3 ft do not alter the topography of the land. The variance requested is technically an extension of a non-conforming use. The required rear lot restriction is 40 feet. Property is zoned RR-80. Total square footage of lot is 23,540 square feet.
- E. Application of Navigator Properties, LLC d/b/a Mariner Tower (Carr Homestead Foundation Inc. – Owner) whose property is located at 90 Carr Lane, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 4, Lot 17 for a Special Use Permit from Article 3, Section 82-301 and 82-305, and Article 6, Sections 82-600-602. Specifically, the Applicant seeks a Special Use Permit for a Transmission lines, towers or substations use pursuant to Sections 82-301 and 82-600-602; and (2) Special Use Permit for height exception in the RR-200 Zoning District pursuant to Section 82-305 to construct a 160' above ground level ("AGL") monopole that will structurally accommodate up to four (4) wireless telecommunications carriers including without limitation their associated antennas, radio communications equipment and cabling. The proposed 75'x75' fence surrounding the proposed compound at the base of the tower will accommodate the carriers' ground-based radio communications equipment. The proposed ground equipment will be located within the proposed fenced compound. The Facility will be constructed to accommodate the co-location of other wireless communications providers on the tower as well as associated radio communications equipment, backup power, and/or weatherproof cabinets to be located within the fence. By allowing wireless communications providers to fill a significant coverage gap in their respective networks, the Facility will assist them in providing adequate and reliable wireless communications services in and around the Town of Jamestown and to other parts of Rhode Island.

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.