

ZONING BOARD OF REVIEW MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, AUGUST 22, 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 July 25, 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. **OLD BUSINESS:** “Public Hearings – Review, Discussion and / or Potential Action and / or Vote:”

A. **DECISION ONLY. NO NEW TESTIMONY.**

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. NEW BUSINESS

- A. Application of Alexander Revocable Living Trust whose property is located at 959 East Shore Road, and further identified as Tax Assessor's Plat 1, Lot 90 for a Variance granted under Article 6, Special Use Permits and Variances, Section 600 and 606. This application is made pursuant to the provisions of section 82-302, Table 3-2, District Dimensional Regulations for the RR80 Zoning District of the zoning ordinance. The Applicant seeks Corner yard setback relief of 14.7 feet where 40 feet is required and the existing structure is located 14.7 feet from the corner yard line. Out of an abundance of caution, his application also seeks a Special Use Permit granted under Article 6 Section 82-600 and 602, pursuant to Article 14. Accessory Family Dwelling Units, Section 82-1403 and 82-1404. General Requirements and Standards and Application Procedures, to obtain a permit for an accessory family dwelling unit to be located within the proposed addition. Said property is located in a RR-80 zone and contains 29,533 square feet.
- B. Application of 40 Bayberry, LLC, whose property is located at 40 Bayberry Road, and further identified as Tax Assessor's Plat 12, Lot 71 for dimensional relief 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 3-2, District Dimensional Regulations of the zoning ordinance for a front yard setback of 26 feet where 30 feet is required and a side yard setback of 4 feet where 10 feet is required. The Applicant seeks to construct an addition to the existing structure. Said property is located in a R-40 zone and contains 8,000 square feet.
- C. Application of Andrew K. Macintyre et ux Colleen D., whose property is located at 9 Maple Avenue, and further identified as Tax Assessor's Plat 9, Lot 14 for a variance from Article 7 Non-Conforming Uses, Sec. 82-705. Alteration of a non-conforming structure. The applicant seeks to enclose an existing side deck into living area (138.6 sq. ft.) which is within the allowed setbacks. The existing structure is non-conforming regarding front setback along Maple Avenue. 30' required, 19'6" existing. Said property is in an R-20 Zone and contains 30,214 sq. ft.

IV. 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.