

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 12/1/2023

Gentlemen:

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: Dish Wireless Address: 5701 South Santa Fe Drive, Littleton, CO 80120

Owner: Town of Jamestown Address: 93 Narragansett Ave, Jamestown, RI

Lessee: Dish Wireless Address: 5701 South Santa Fe Drive, Littleton, CO 80120

1. Location of premises: No. 96 Howland Ave

2. Assessor's Plat 09 Lot 152

3. Dimensions of lot: frontage _____ ft. depth _____ ft. Area _____ sq. ft.

4. Zoning Districts in which premises are located: Use _____ Area _____ Height _____

5. How long have you owned above premises? N/A

6. Is there a building on the premises at present? N/A

7. Size of existing building N/A

Size of proposed building or alteration Wireless Carrier addition to

Watertanks _____

8. Distance of proposed building or alteration from lot lines: _____ right side _____

9. Present use of premises: U

10. Proposed use of premises: U

Location of septic tank & well on lot _____

11. Give extent of proposed alterations Dish proposed to install 3 antennas, 6 RRH, 3 Junction boxes, 3 hybrid cables at 93 RAD center. Dish will also require 5x7 ground lease 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, Zoning required

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

15. State the grounds for exception or variation in this case:

Respectfully Submitted,

Signature Meagan Beausoleil

Address 125 Depot St

Bellingham, MA 02019

Telephone No. 339-210-9718

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.

Application of DISH Wireless L.L.C. and property owner of Town of Jamestown whose property is located at 96 Howland Ave, and further identified as Tax Assessor's Plat 9, Lot 152 for a Variance/Special Use Permit from Article 82, Section 601, to add a new wireless carrier, DISH Wireless, to the watertank on Howland Ave. DISH has proposed to install 3 antennas, 6 radios and accompanying wireless equipment to the watertank and will require a 5x7 lease area for ground equipment. Said property is located in a R-8 zone and contains 0.5234 acres.

9.	Transient Trailer Park	N	N	N	N	N	N	N	N	N	N	N	N	N
10.	Mixed use +	N	N	N	N	N	N	N	N	Y	Y	YS	S	
11.	Accessory Dwelling Unit - See 1104.1 .	N	N	N	N	N	N	N	N	N	N	N	N	
II. LODGING														
1.	Motel or hotel	N	N	N	N	N	N	N	N	S	S	N	S	
2.	Bed and breakfast house***	N	N	N	N	N	N	N	N	S	S	S	S	
III. AGRICULTURAL														
1.	Field crop farms	Y	N	S	Y	Y	Y	Y	Y	Y	Y	N	N	
2.	Livestock farms	Y	N	S	Y	Y	S	S	N	N	N	N	N	
3.	Horticulture nursery	Y	N	S	Y	Y	Y	Y	Y	Y	Y	N	N	
4.	Keeping and raising of livestock and poultry accessory to permitted use on one acre or greater	Y	N	S	Y	Y	Y	Y	Y	N	N	N	N	
5.	Keeping and raising of livestock and poultry accessory to permitted use on less than one acre	Y	N	S	Y	Y	S	S	S	N	N	N	N	
6.	Aquaculture	S	N	S	S	S	S	S	S	S	N	S	S	
IV. GOVERNMENT, EDUCATION, INSTITUTIONAL														
1.	School or college	S	N	N	N	S	S	S	S	S	S	N	N	
2.	Religious institution	N	N	N	N	S	S	S	S	S	S	N	N	
3.	Library, museum, etc.	S	N	S	N	S	S	S	S	S	S	N	N	
4.	Cemetery	S	N	N	N	S	S	S	S	S	S	N	N	
5.	Hospital or clinic	N	N	N	N	S	S	S	N	S	S	N	S	
6.	Rest, convalescence, or nursing home	N	N	N	N	S	S	S	S	S	S	N	S	
7.	Emergency counseling service or drop-in center	N	N	N	N	N	N	N	N	S	S	N	N	
8.	Fire or police station	S	N	N	N	S	S	S	S	Y	Y	N	N	
9.	Government facility (except penal, utility or garage)	S	N	N	N	S	S	S	S	S	S	S	S	
10.	Government-owned penal, garage or utility facility	S	N	N	N	N	N	N	N	S	S	N	N	
11.	Halfway house	N	N	N	N	N	N	N	N	N	N	N	N	
12.	Recreation hall	N	N	N	N	N	N	N	N	S	S	N	N	
13.	Charitable or fraternal organization	S	N	N	N	N	N	N	N	S	S	N	N	
14.	Recreational ballfields	S	N	S	N	S	S	S	S	S	S	N	N	
15.	Park and recreation use, including skateboard or ice rinks and playgrounds	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	
V. TRANSPORTATION AND UTILITIES														
1.	Off-street parking (accessory)	Y	N	S	Y	Y	Y	Y	Y	Y	N	Y	Y	
2.	Off-street parking (commercial)	N	N	N	N	N	N	S	S	Y	N	N	Y	
3.	Seasonal off-site marina parking	N	N	N	N	N	S	S	N	Y	Y	Y	N	
4.	Off-site parking (municipal)	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	
5.	Special event parking	Y	N	S	N	Y	Y	Y	S	Y	Y	N	N	
6.	Ship and boat storage (noncommercial)	N	N	S	Y	Y	Y	Y	Y	Y	Y	Y	N	
7.	Motor freight terminal	N	N	N	N	N	N	N	N	N	N	N	N	
8.	Bus passenger haltier	S	N	N	N	N	N	S	S	Y	Y	Y	N	
9.	Public utility structure	S	N	N	S	S	S	S	S	Y	Y	N	N	
10.	Power generating station (commercial)	N	N	N	N	N	N	N	N	N	N	N	N	
11.	Sewage treatment plant (publicly owned)	S	N	N	N	N	N	N	N	N	N	N	N	
12.	Transmission lines, towers or substations	S	N	N	S	S	S	S	S	S	S	N	N	
13.	Incinerator, landfill or waste disposal facility	N	N	N	N	N	N	N	N	N	N	N	N	
14.	Radio or TV studios	N	N	N	N	N	N	N	N	S	Y	N	N	
15.	Solid waste transfer station	S	N	N	N	S	N	N	N	N	N	N	N	
16.	Nuclear power facility	N	N	N	N	N	N	N	N	N	N	N	N	
17.	Satellite dish	S	N	N	S	S	S	S	S	S	S	S	S	
18.	Wind generator	S	N	S	S	S	S	S	S	S	S	S	S	
19.	Helipad/Helistop ¹	N	N	N	N	N	N	N	N	N	N	N	N	

• Sec. 82-601. - Special use permits authorized by this ordinance [chapter].

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In accordance with the procedure established in [article 5](#) hereof [of this chapter], the zoning board may, in appropriate cases and subject to conditions and safeguards as further provided in this ordinance [chapter], make exceptions to the terms of this ordinance [chapter] in harmony with the general purposes and intent of this ordinance [chapter] and the comprehensive plan. Special use permits may be granted by the zoning board for the uses listed as special use in [section R2-301](#) herein, and for change of a nonconforming use as provided in [article 7](#) [of this chapter]. (Code 2003, § 82-601)

Thank you,

Peter Medeiros CBO
Building & Zoning Official
Town of Jamestown, R.I. 02835
401.423.9803
pmedeiros@jamestownri.net



From: Meagan Beausoleil <mbeausoleil@qualtekwireless.com>
Sent: Monday, November 13, 2023 10:56 AM
To: Peter Medeiros <pmedeiros@jamestownri.net>
Cc: Michael Schmidt <mcschmidt@qualtekwireless.com>; Lisa Bryer <lbryer@jamestownri.net>
Subject: RE: Jamestown-Dish // BOBOS01165A // Permitting

CAUTION: This email originated from outside the Jamestown email system. Please do not click links or open attachments unless you recognize the sender and determine the content is safe.

Hi Peter,

Sorry for following up so soon but I wanted to hit the submission deadline of 11/20, if possible. Please see my email below and respond at your earliest convenience.

Thank you,
Meagan

From: Meagan Beausoleil
Sent: Wednesday, November 8, 2023 1:53 PM
To: 'Peter Medeiros' <pmedeiros@jamestownri.net>
Cc: Michael Schmidt <mcschmidt@qualtekwireless.com>; 'Lisa Bryer' <lbryer@jamestownri.net>
Subject: RE: Jamestown-Dish // BOBOS01165A // Permitting

Peter,

Thank you for your time today. I wanted to confirm the attached forms are what you were referring to on our call today. Am I missing any other forms?

Also, can you please let me know the fees referred to on #5 on the requirements document, listed below?

- application fee, advertising costs, certified mailing costs, and recording fee.

Lastly, as discussed, please provide the ordinance section I need reference with the application.

Thank you,
Meagan

From: Meagan Beausoleil
Sent: Monday, November 6, 2023 2:00 PM
To: Lisa Bryer <lbryer@jamestownri.net>; Peter Medeiros <pmedeiros@jamestownri.net>
Cc: Michael Gray <mgray@jamestownri.net>; Michael Giler <mgliler@jamestownri.net>; Michael Schmidt <mcschmidt@qualtekwireless.com>; Edward Mello <emello@jamestownri.net>
Subject: RE: Jamestown-Dish // BOBOS01165A // Permitting

Thank you, Lisa. I sent over an updated meeting maker to you and Peter. Feel free to include anyone that else that is needed.

I look forward to speaking to you then.

From: Lisa Bryer <lbryer@jamestownri.net>
Sent: Monday, November 6, 2023 1:58 PM
To: Meagan Beausoleil <mbeausoleil@qualtekwireless.com>; Peter Medeiros <pmedeiros@jamestownri.net>
Cc: Michael Gray <mgray@jamestownri.net>; Michael Giler <mgliler@jamestownri.net>; Michael Schmidt <mcschmidt@qualtekwireless.com>; Edward Mello <emello@jamestownri.net>
Subject: RE: Jamestown-Dish // BOBOS01165A // Permitting

[EXTERNAL SENDER] - Watch for Phishing Attack

Peter said he was available on Wednesday below. Please reschedule to Wednesday at 1.

Thank you.
Lisa

Lisa Bryer, AICP, Town Planner
Town of Jamestown
93 Narragansett Avenue
Jamestown RI 02835
lbryer@jamestownri.net
401-423-7209

From: Meagan Beausoleil <mbeausoleil@qualtekwireless.com>
Sent: Monday, November 6, 2023 11:04 AM
To: Lisa Bryer <lbryer@jamestownri.net>; Peter Medeiros <pmedeiros@jamestownri.net>
Cc: Michael Gray <mgray@jamestownri.net>; Michael Giler <mgliler@jamestownri.net>; Michael Schmidt <mcschmidt@qualtekwireless.com>; Edward Mello <emello@jamestownri.net>
Subject: RE: Jamestown-Dish // BOBOS01165A // Permitting

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Hi Lisa,

I am available both days as well. Should I reschedule for 1pm on Wednesday?



December 18, 2023

*Building & Zoning Official
Town of Jamestown, R.I. 02835*

**DISH WIRELESS # BOBOS01165A
Site Address: 96 Howland Ave, Jamestown, RI**

RE: Code of Ordinances Responses

ARTICLE 6.

SPECIAL USE PERMITS AND VARIANCES

Sec. 82-600. Considerations of the zoning board.

In granting any special use permit or variance, the zoning board shall consider whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to, the following matters, where applicable:

A. Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency, or other catastrophe;

Response: This project is located at an existing watertank where 3 other wireless carriers have their equipment installed. All safety and traffic flow will be followed.

B. Off-street parking and loading areas where required, with particular attention to the items in (A) [subsection A. of this section] above, and the economic, noise, glare or odor effects of the special use on adjoining lots;

Response: Parking and loading of equipment will be done inside of the compound and will not affect the traffic flow on Howland Ave.

C. Trash, storage, and delivery areas with particular reference to the items in (A) and (B) [subsections A. and B. of this section] above;

Response: Trash, storage and delivery will be inside the compound. All trash will be removed each day of construction.

D. Utilities and surface water drainage with reference to locations, availability and suitability;

Response: All utilities will be suitable. No water drainage with this project.

E. Screening and buffering with reference to type, dimensions and character;

Response: Not applicable.

F. Signs, if any, and exterior lighting with reference to glare, traffic safety, economic effect on and compatibility and harmony with lots in the zoning district;

Response: All carrier signs will be posted on the fence and on the watertank. There will be no lighting associated with this project.

G. Required yards and other open spaces;

Response: Not applicable.



H. General compatibility with lots in the same or abutting zoning districts;

Response: Abutters will be notified. Existing watertank currently has three other wireless carriers and the Dish project will just as compatible.

I. Environmental compatibility and safeguards to protect the natural environment;

Response: Dish antennas will be installed on the watertanks and ground equipment on an existing concrete area in compound. Environment will not be affected.

J. Electrical, electronic or noise interference;

Response: electrical will reviewed and approved by electricians and monitored by electric company. All safeguards will be in place. No noise is admitted from antennas.

K. Water saving devices and/or ISDS inspection or servicing.

Response: not applicable.

Sec. 82-601. Special use permits authorized by this ordinance [chapter].

In accordance with the procedure established in article 5 hereof [of this chapter], the zoning board may, in appropriate cases and subject to conditions and safeguards as further provided in this ordinance [chapter], make exceptions to the terms of this ordinance [chapter] in harmony with the general purposes and intents of this ordinance [chapter] and the comprehensive plan. Special use permits may be granted by the zoning board for the uses listed as special use in section 82-301 herein, and for change of a nonconforming use as provided in article 7 [of this chapter].

Sec. 82-602. Burden on the applicant.

Before any special use permit shall be granted, the applicant shall show to the satisfaction of the zoning board:

A. That the granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare; and

Response: No concern for public health, safety, morals and welfare. This project will be the same as the other 3 carriers already on the watertank and granted a special permit at this location.

B. That the granting of such special use permit will not substantially or permanently injure the appropriate use of the property in the surrounding area or district.

In granting a special use permit, the zoning board may impose such special conditions as are deemed necessary to maintain harmony with other lots in the same or abutting zoning districts and to promote the objectives of this ordinance [chapter].

Response: This project will be the same as the other 3 carriers already on the watertank and granted a special permit at this location. Dish will be taking over a previously carrier (Sprint) location on the watertank and ground area. Abutters will not be disturbed.

Sec. 82-603. Expiration and extension of special use permits.

A special use permit shall expire one year from the date of granting by the zoning board unless the applicant exercises the permission granted or receives a building permit

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to do [so], and commences construction, and diligently pursues the construction until completed.

A special use permit granted by the zoning board may not be extended or enlarged beyond the limits authorized by the zoning board, except by the granting of a further special use permit by the zoning board.



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Sec. 82-604. Continuation of special use permits.

It is hereby declared that any special use permits heretofore granted under this ordinance [chapter] shall continue to be a special use, and shall not be construed to become, by the passage of this ordinance [chapter], a nonconforming use or structure.

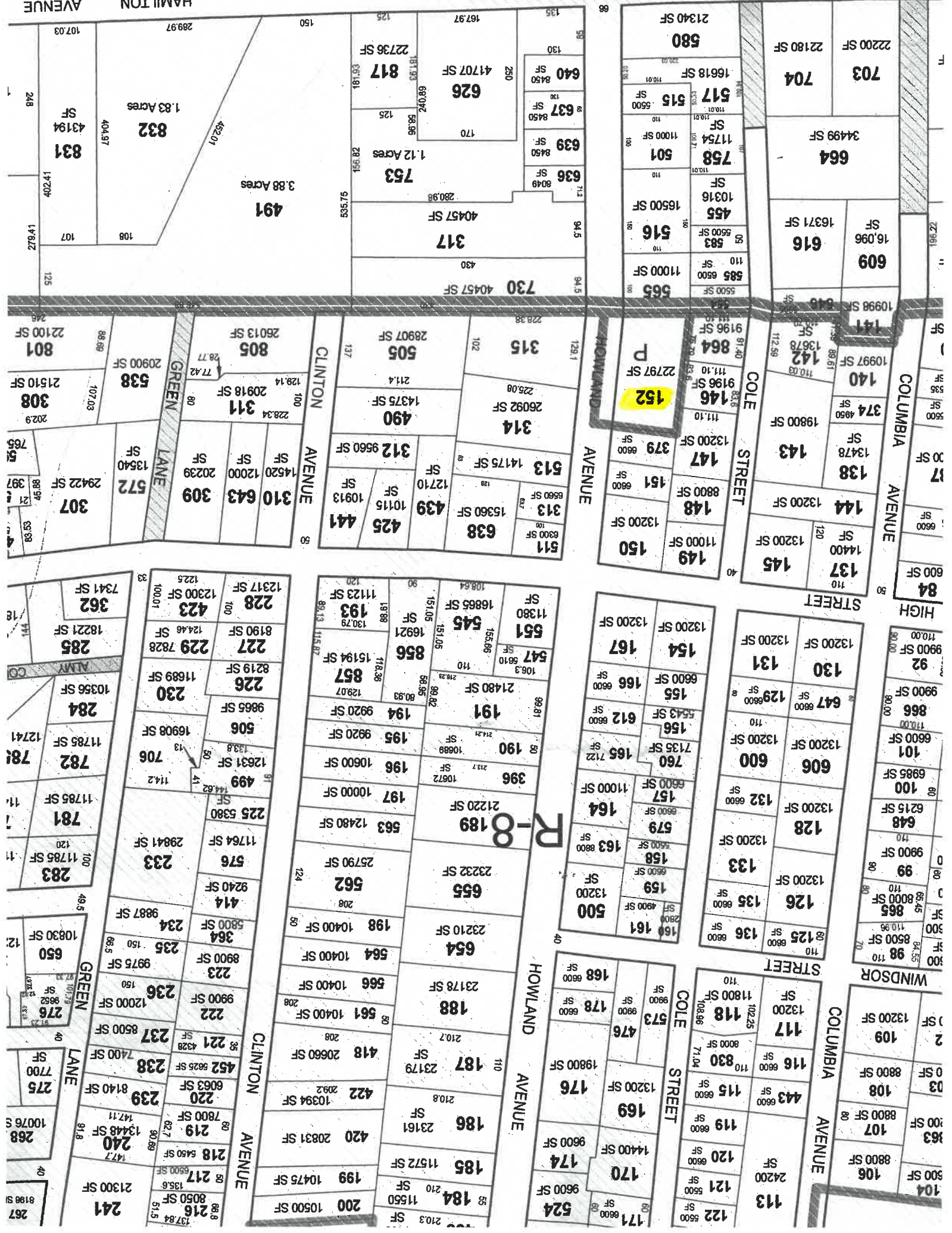
Response: Dish equipment will be installed on the two watertanks located at 96 Howland Ave.

Sincerely,

Meagan Beausoleil
Site Acquisition Specialist I

Qualtek Wireless
125 Depot Street
Bellingham, MA 02019

475 Sentry Pkwy E, Suite 200
Blue Bell, PA 19422



HAMILTON AVENUE

CLINTON AVENUE

HOWLAND AVENUE

COLE STREET

COLUMBIA AVENUE

1.83 Acres
832
43194 SF
831

3.88 Acres
491

GREEN LANE

GREEN LANE

WINDSOR STREET

22200 SF 703
22180 SF 704
34499 SF 664
16096 SF 609
16371 SF 616
10998 SF 616
10997 SF 141
10997 SF 140
374 4950 SF 143
13478 SF 138
13200 SF 144
14400 SF 137
13200 SF 145

21340 SF 580
16618 SF 517
515 SF 501
11754 SF 758
11000 SF 516
10316 SF 455
16500 SF 516
583 SF 516
585 6500 SF 565
11000 SF 565
9196 SF 864
22797 SF 152
146 SF 146
111.10 SF 149
13200 SF 379
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20900 SF 538
21510 SF 308
29422 SF 307
13540 SF 572
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13200 SF 130
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1296600 SF 600
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13200 SF 126
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22736 SF 817
41707 SF 626
1.12 Acres 753
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28907 SF 505
14375 SF 490
14175 SF 513
15360 SF 313
10115 SF 439
10913 SF 425
10913 SF 441

16865 SF 551
547 5610 SF 545
16921 SF 856
15194 SF 857
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10600 SF 196
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12480 SF 563
25790 SF 562
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21480 SF 191
21220 SF 396
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23232 SF 655
23210 SF 654
23178 SF 188
23179 SF 187
23161 SF 186
11572 SF 185
11550 SF 184

11800 SF 118
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5800 SF 364
8900 SF 235
9975 SF 223
12000 SF 236
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7400 SF 238
8140 SF 239
7800 SF 220
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