

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW

**Application for Exception or Variation under the Zoning Ordinance**

Zoning Board of Review;

Jamestown, R. I.

Date MAY 17, 2024

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 WILLIAM McCaffrey Address 982 EAST SHORE RD, JAMESTOWN

Owner WILLIAM + GLENNA McCaffrey Address 982 EAST SHORE RD, JAMESTOWN

Lessee N/A Address \_\_\_\_\_

1. Location of premises: No. 232 BEACON AVE Street

2. Assessor's Plat 16 Lot 70, 67

3. Dimensions of lot: frontage 240 ft. depth 120 ft. Area 28,800 sq. ft.

4. Zoning Districts in which premises are located: Use R40 Area 40,000 Height 35'

5. How long have you owned above premises? 10 YRS

6. Is there a building on the premises at present? YRS

7. Size of existing building 1448 sq ft

Size of proposed building or alteration 340 sq ft

8. Distance of proposed bldg. or alteration from lot lines:

front 72' rear 30.6' left side 196' right side 23'

9. Present use of premises: SINGLE FAMILY (RESIDENTIAL)

10. Proposed use of premises: SINGLE FAMILY (RESIDENTIAL)

Location of septic tank & well on lot YES

11. Give extent of proposed alterations ADD 340' SQ FT ADDITION  
TO EXISTING DWELLING, ADD NEW DECK.

12. Number of families for which building is to be arranged: 1

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:

ARTICLE 3, SPECIAL USE PERMITS AND VARIANCES  
SECTION 82-300 PURSUANT TO ARTICLE 8,  
SPECIAL REGULATIONS, SECTION 82-800, HIGH  
GROUNDWATER TABLE AND IMPERVIOUS LAYER (SUBDISTRICT A)  
A SPECIAL USE PERMIT IS SOUGHT

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

A SPECIAL USE PERMIT IS SOUGHT TO ADD  
A 340 SQ FT ADDITION. PER THE TOWN ENGINEER  
AND PLANNING BOARD, THE REQUIREMENTS FOR  
DEVELOPMENT WITHIN 82-314 SUBDISTRICT A,  
HAVE BEEN MET.

Respectfully Submitted,

Signature William McCliff

Address 982 EAST SHORE RD

JAMESTOWN, RI 02835

Telephone No. 401-829-3361

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

Application of William and Glenna McCaffrey, whose property is located at 232 Beacon Ave., and further identified as Assessor's Plat 16, Lots 67 and 70 for a special use permit from Article 3 Special Use Permits and Variances, section 82-300 Considerations of the zoning board, pursuant to Article 8, Special Regulations, Section 82-800 High groundwater table and impervious layer overlay district as relating to subdistrict A. To add a 17' x 20' addition to the east side of the existing house. The addition is conforming to all setbacks and lot coverage requirements. Said property is located in a R40 zone and contains 28,800 sq ft.



# Town of Jamestown, Rhode Island

*Engineering/GIS Office*

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

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Date: April 4, 2024

To: Peter Medeiros, Building Official  
Lisa Bryer, Town Planner

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**  
William McCaffrey: AP 16, Lot 67 and 70; 232 Beacon Street, Jamestown, RI

I have reviewed the site plan entitled, “Stormwater Plan for AP16 Lot 67 &70, 232 Beacon Avenue” dated 2/12/2024 prepared by Commonwealth Engineering for the above referenced property. In my professional opinion, the requirements for development within 82-314 Sub-District A have been met. The property was previously reviewed under the HGWT Ordinance in 2019 for the initial construction. **Lots 67 and 70 will be merged. This application is reviewed under that assumption.**

Existing Site/Soil Information:

Property is 28,800 sf in area. The existing site is developed with a house, garage, pervious driveway, well, and a 2-bedroom advanced treatment OWTS (RIDEM permit #1515-0479). The Town database indicates that the OWTS is current for inspection. Topography on the lot slopes from east to west. There are freshwater wetlands on the property. All proposed work is outside of the wetland and perimeter wetland. Existing impervious cover is approximately **1538 sf or 6.5% of the total buildable area of 23,640 sf.**

Four (4) soil evaluations were previously conducted on the property. The results indicate a 12-inch SHWT and 25” inches to category 9 soils. The site is **Sub-district “A”** with a 9% maximum impervious cover.

Proposed Site:

The applicant is proposing to construct a 17’ x 20’ addition on the east side of the existing dwelling. The total proposed new impervious cover is **340 sf**. The existing well and 2-bedroom OWTS will remain. One new rain garden is proposed to provide water quality treatment of the new rooftop runoff. Runoff from the new rooftop must be directed toward the rain garden for water quality treatment. The required storage volume for the new rooftop is 95 cf. A 143-sf rain garden that provides 95.3 cf of storage volume is proposed. OK

The overall proposed impervious cover is **7.9%**. The maximum allowable impervious coverage for this site is 9%. The proposed BMP provides treatment for the 1” water quality volume and provides storage for runoff from a 10-year frequency storm event for the increased area of impervious surface on the site.

Recommendations/Conclusions:

- The proposed project complies with the requirements of the HGWT Ordinance.
- NO additional bedrooms allowed – existing owts permit allows 2 bedrooms only.
- Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained.
- Maintenance and inspection of the OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance.
- The rain garden shown on the approved site plans must be installed and maintained as outlined on the notes on the approved site plan.



**Office of the Town Planner**  
**MEMORANDUM**

**TO:** Jamestown Zoning Board of Review  
**FROM:** Lisa Bryer, AICP Town Planner for The Jamestown Planning Commission  
**RE:** Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**  
William McCaffrey: AP 16, Lot 67 and 70; 232 Beacon Street, Jamestown, RI  
**DATE:** April 24, 2024

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At the April 17, 2024 Planning Commission meeting, the Planning Commission voted unanimously to recommend to the Jamestown Zoning Board, approval of the application of William McCaffrey, applicant: AP 16, Lots 67 and 70, 232 Beacon Street, Jamestown, RI; being reviewed under Zoning Ordinance Section 314 - High Groundwater Table and Impervious Overlay District Sub-District A review in accordance with the plans entitled "Stormwater Plan for AP 16 Lot 67 & 70, 232 Beacon Avenue" dated 2/12/2024 prepared by Commonwealth Engineering.

The recommendation for approval is based on the applicant's proposal to merge lots 67 and 70 and on the following findings of facts and recommended conditions of approval as noted in the Memo from Jean Lambert, PE dated April 4, 2024 and amended at the Planning Commission meeting:

**Findings of Fact Section 314**

Existing Site

1. The property, based on lots 67 & 70 being merged, is 28,800 square feet (sf) in area with a total buildable area of 23,640 sf (minus the existing freshwater wetlands on the property);
2. The existing site, based on AP 16 Lot 70, is developed with a house, garage, pervious driveway, and a well (total existing impervious area is **1,538 sf or 6.5%**) based on the house being located on Lot 70 currently;
3. Topography on the lot slopes from east to west on the site;
4. There are freshwater wetlands on the property and all proposed work is outside of the wetland and perimeter wetland;
5. Soil evaluation results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District with 12" to the seasonal highwater table and 25" to category 9 soils;
6. The maximum impervious cover allowed is **9% or 2,127 sf**;

Proposed Site

7. The applicant is proposing to construct a 17 x 20' addition on the east side of the existing dwelling;
8. The existing OWTS (RIDEM #1515-0479: 2-bedroom advanced treatment) is current for maintenance;
9. The total proposed new impervious cover will be **340 sf** with a total of **7.9%** impervious cover;
10. One new rain garden is proposed to mitigate the increase stormwater runoff associated with the site improvements. A 143 sf rain garden with a total treatment volume of 95 cf will be installed;
11. The proposed project complies with the requirements of the HGWT Ordinance;
12. Jamestown Engineer Jean Lambert provided correspondence to Peter Medeiros, Building Official and Lisa Bryer, Town Planner dated April 4, 2024 regarding the application (attached);
13. The Zoning Board of Review granted a previous variance/special use permit for the property dated September 25, 2019.

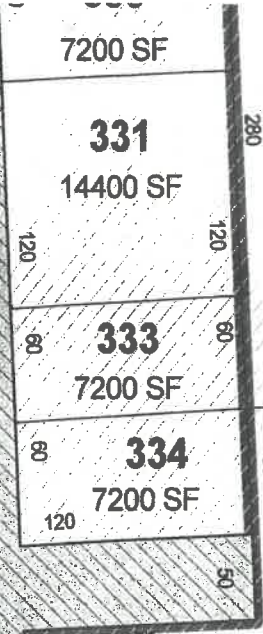
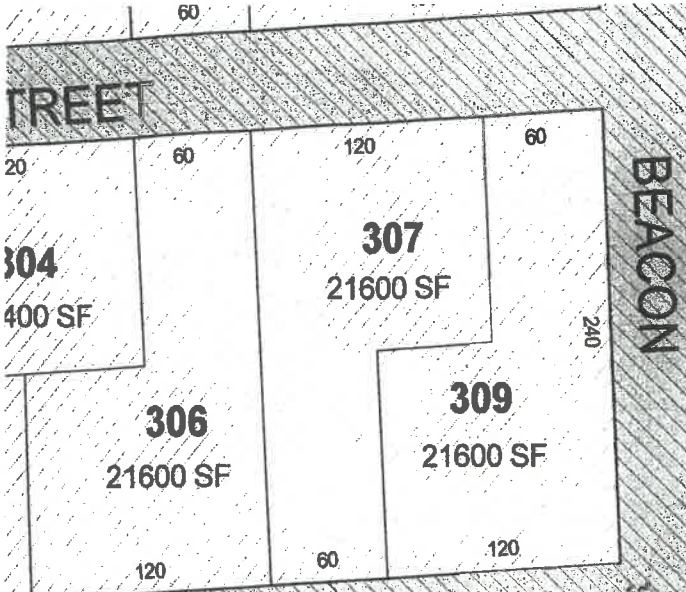
**Recommended Conditions of Approval**

1. Lots 67 and 70 shall be merged by Administrative Subdivision;
2. No additional bedrooms allowed – existing OWTS permit allows 2 bedrooms only;
3. Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained;
4. Maintenance and inspection of the existing OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance;
5. The rain gardens shown on the approved site plans must be installed and maintained as outlined on the notes on the approved site plan and the operation and maintenance plan. The Operation and Maintenance (O & M) Plan (reproduced in 8.5" x 11" for the stormwater mitigation (rain garden) shall be recorded in the Office of the Town Clerk with the Zoning Approval and evidence of such shall be provided to the Zoning Enforcement Officer as well as the Planning Department;
6. Any future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

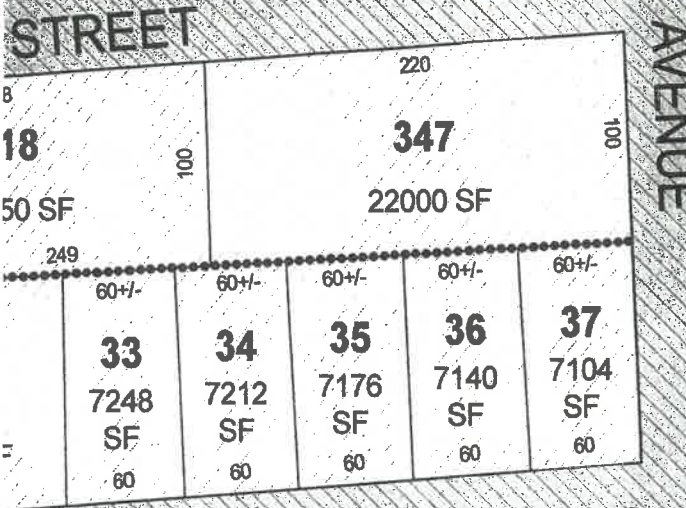
Attachments: 1) Memo from Jean Lambert, PE dated 4/4/24  
2) A copy of the Stormwater Plan referenced above dated 2/12/24

C: Peter Medeiros, Building Official/ZEO  
William McCaffrey, Applicant

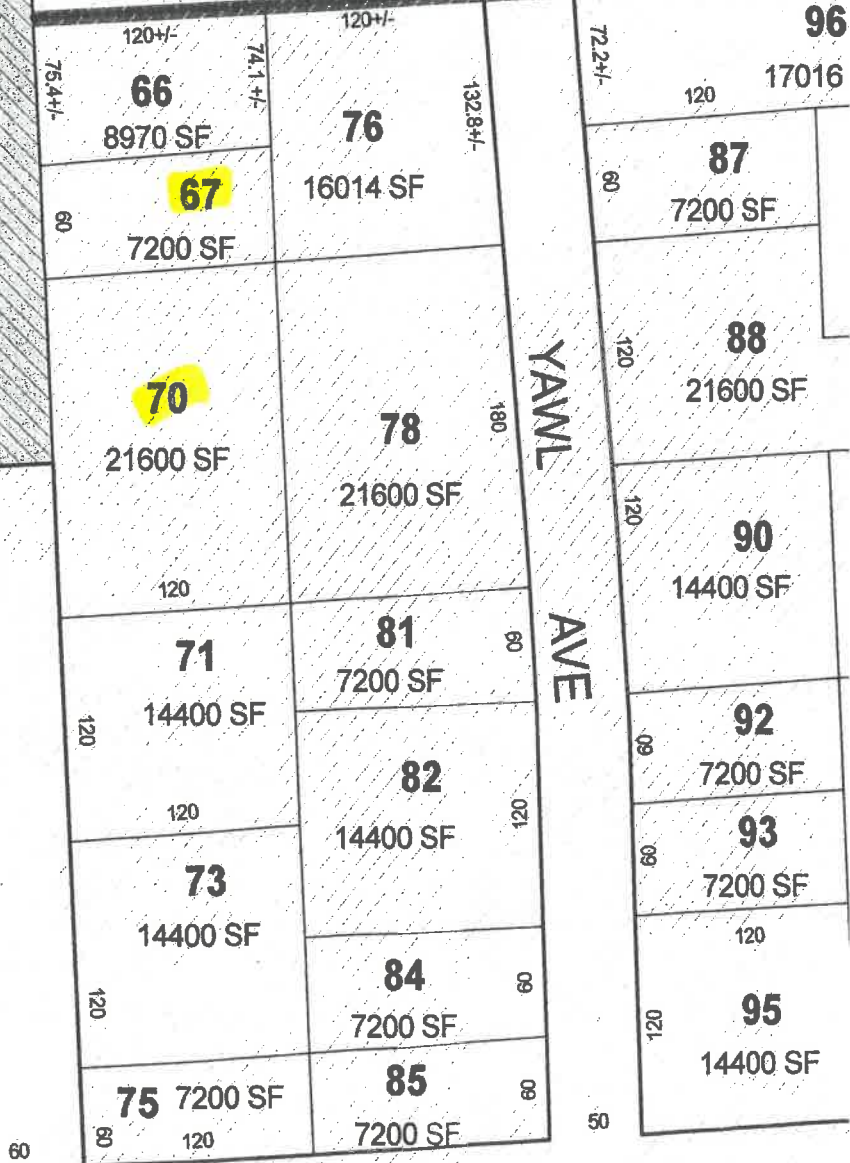
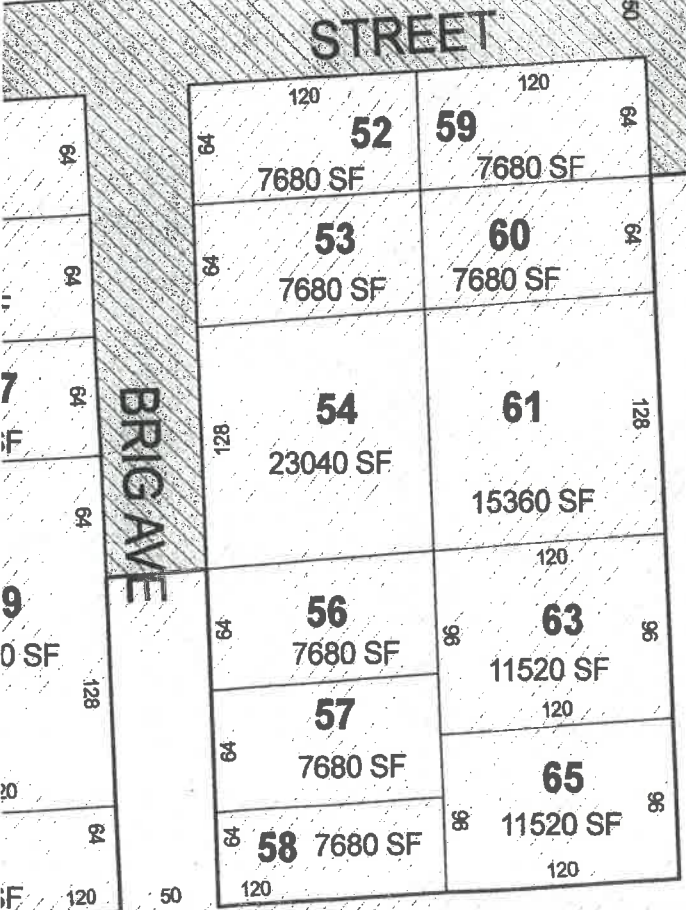




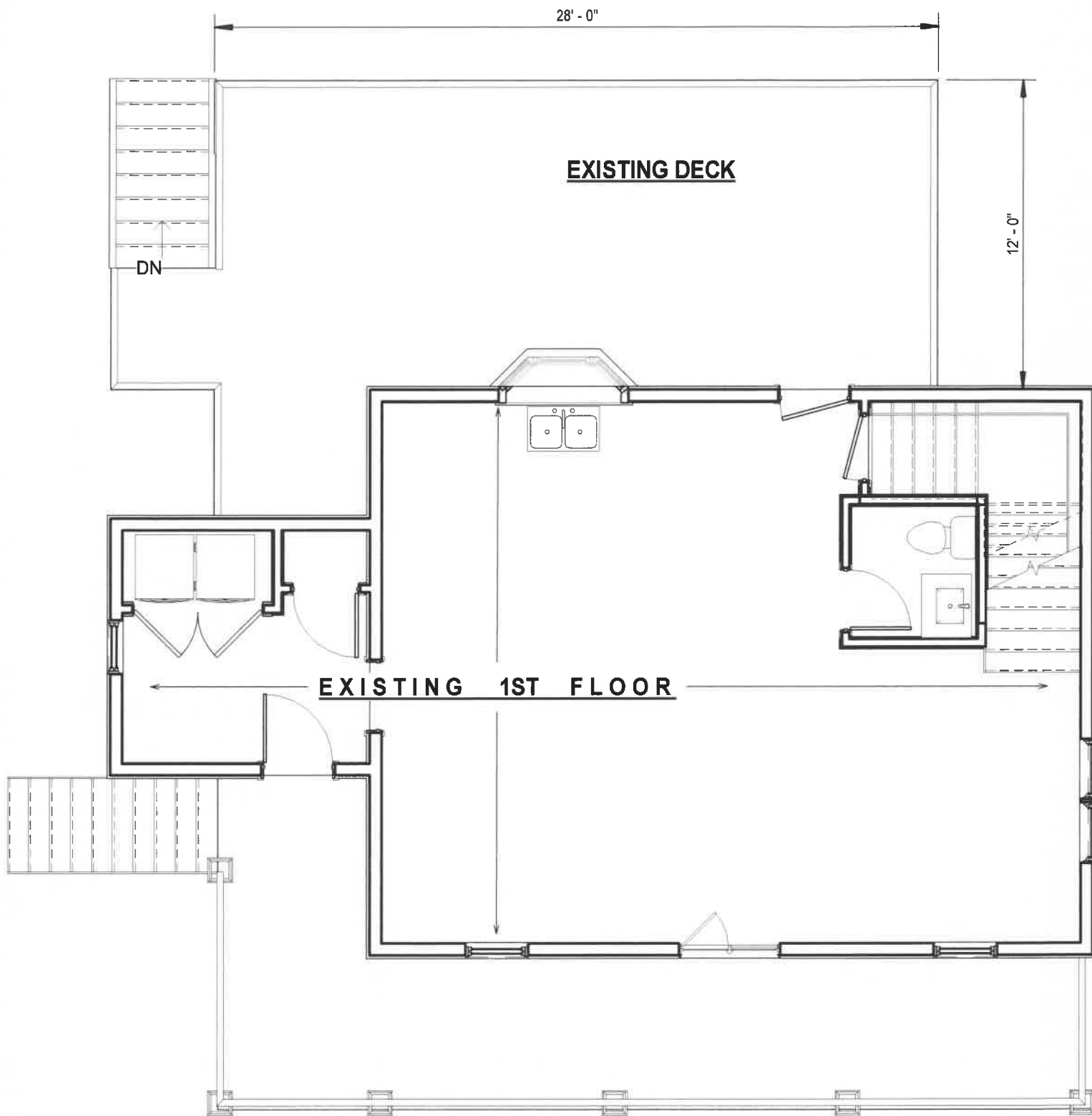
**352**  
2.64 Acres



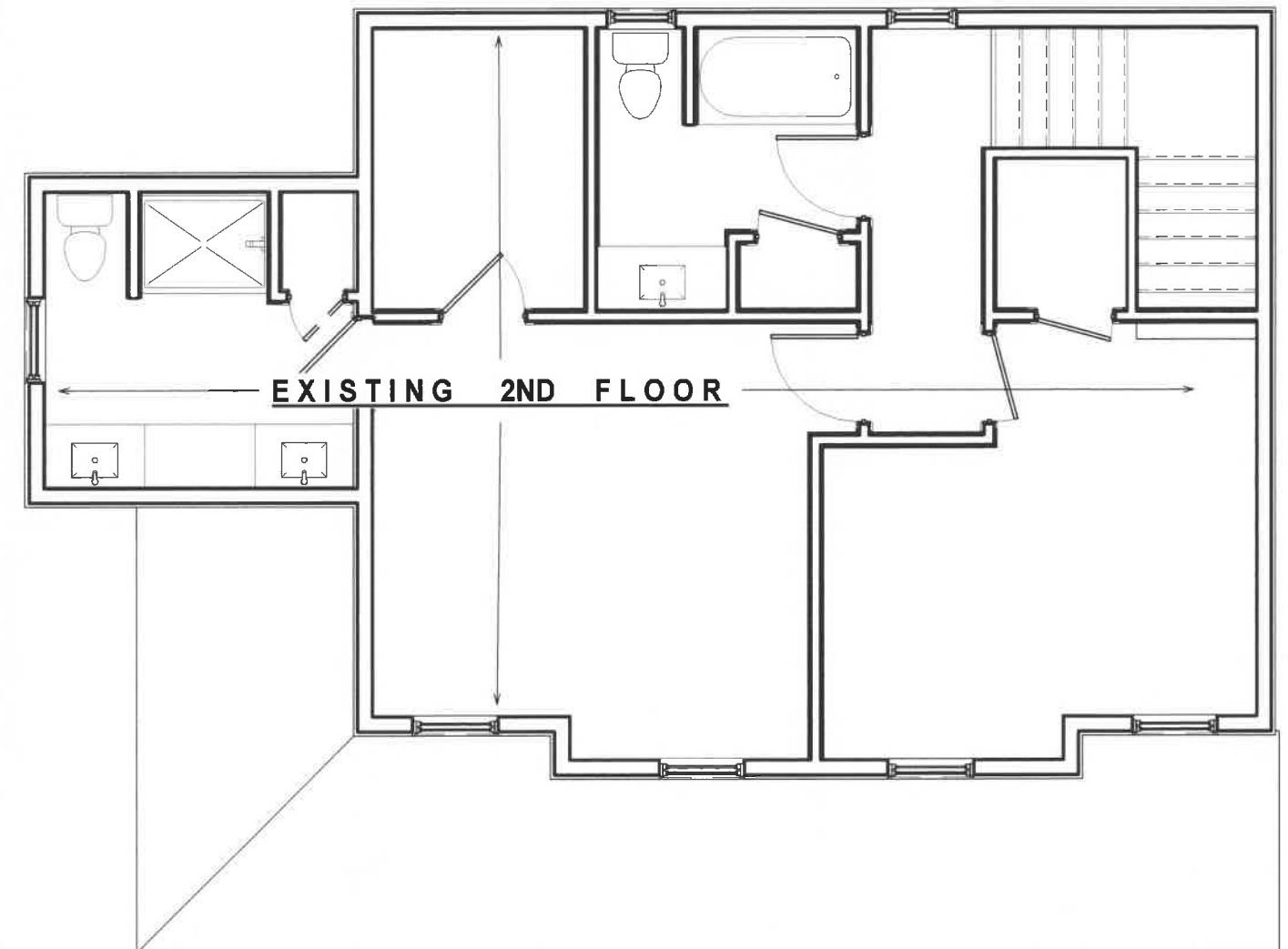
**345**  
2.48 Acres



FRIGATE ST.



Existing 1st Flr Plan  
 3/16" = 1'-0"

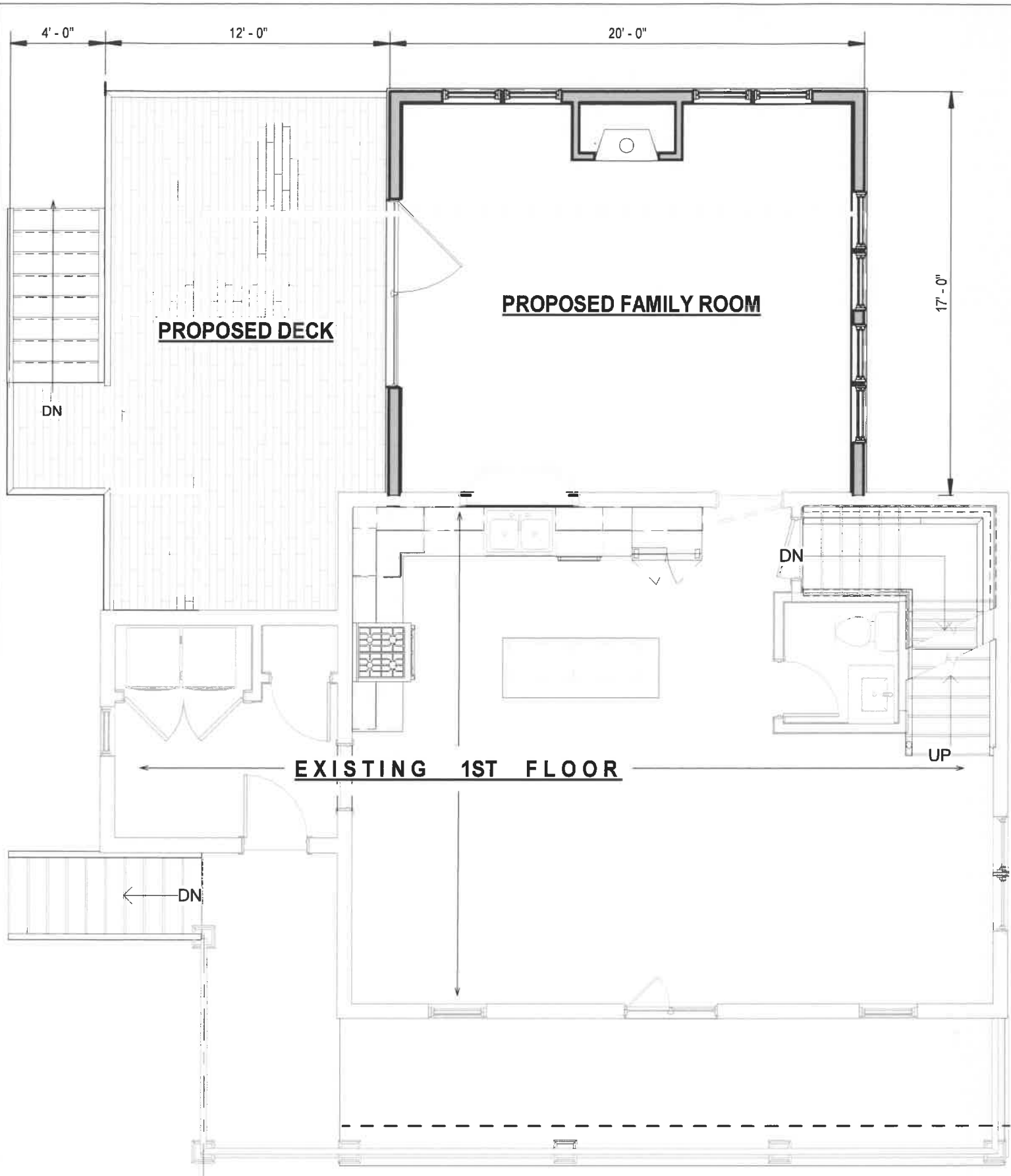


Existing 2nd Flr Plan  
 3/16" = 1'-0"

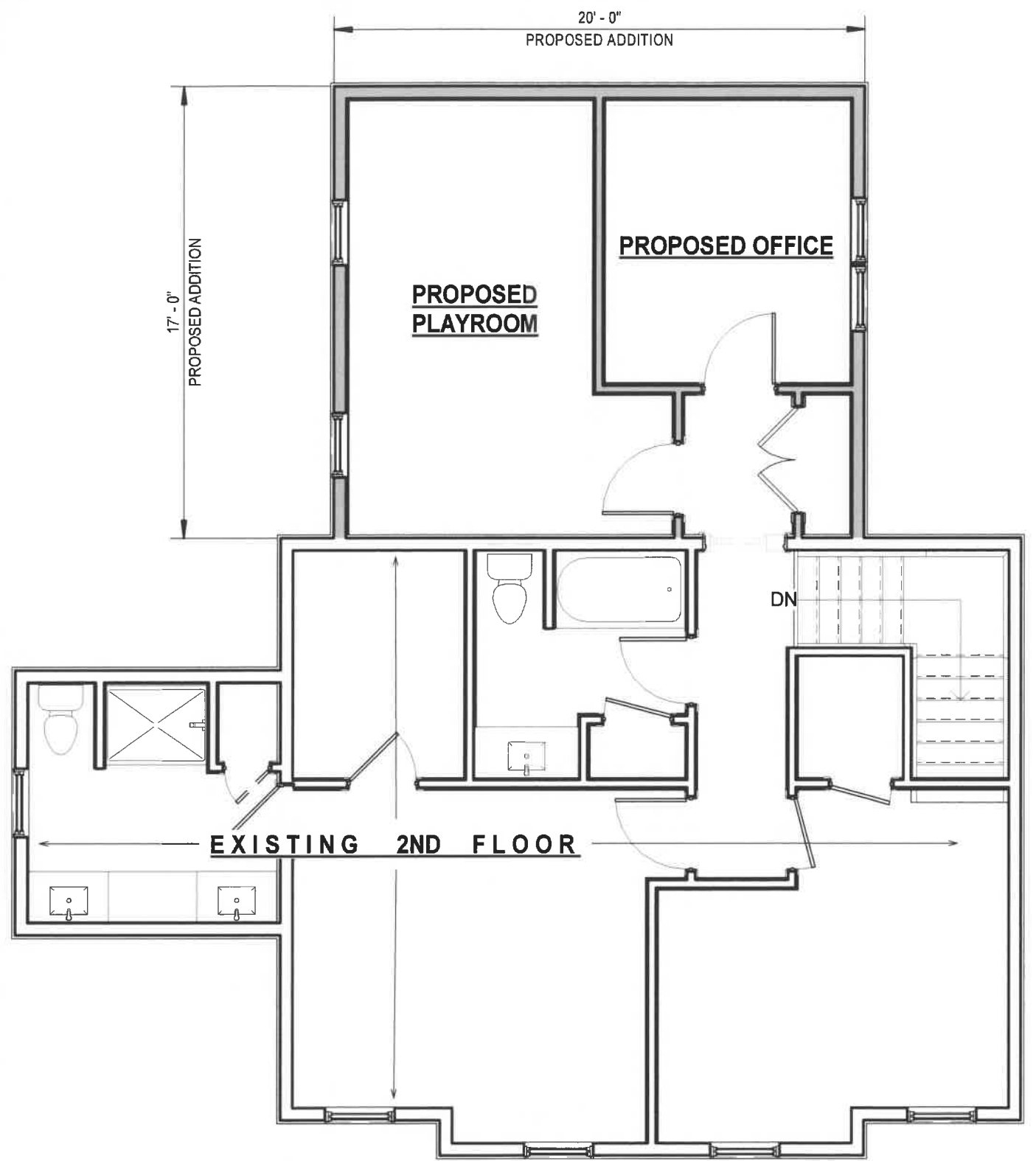


Proposed Addition  
 Bill and Gienna McCaffrey  
 232 Beacon Ave  
 Jamestown RI





Proposed 1st Flr Plan  
3/16" = 1'-0"



Proposed 2nd Flr Plan  
3/16" = 1'-0"



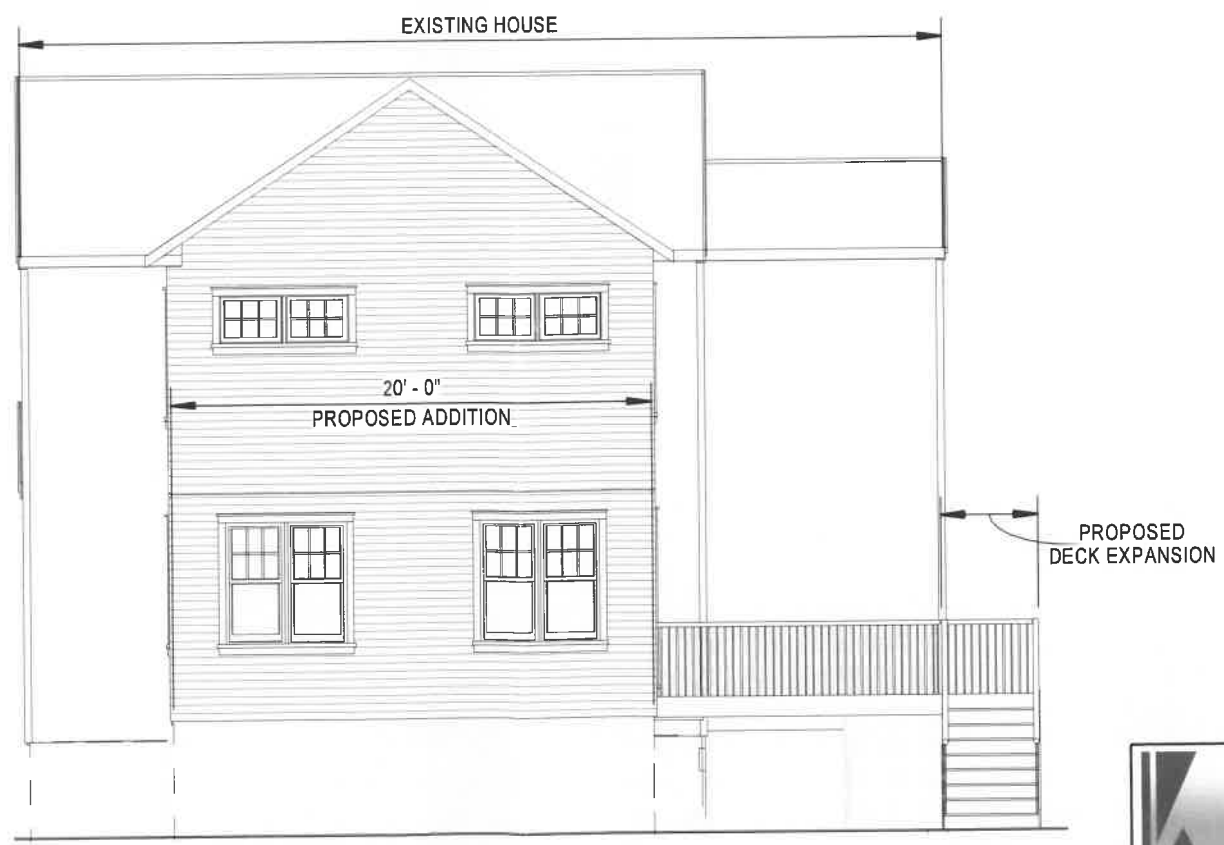
Proposed Addition  
Bill and Glenna McCaffrey  
232 Beacon Ave  
Jamestown RI



Proposed Right Elevation  
1/8" = 1'-0"



Proposed Left Elevation  
1/8" = 1'-0"



Proposed Rear Elevation  
1/8" = 1'-0"



Proposed Addition  
Bill and Glenna McCaffrey  
232 Beacon Ave  
Jamestown RI

Z3 of 3

3/30/24