

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the June 25, 2024 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:00 p.m. The clerk called the roll and noted the following members present:

Richard Boren, Chair  
Dean Wagner, Vice-chair  
Terence Livingston, Member  
James King, Member  
Jane Bentley, Member  
John Shekarchi, 1<sup>st</sup> Alternate  
James Sisson, 2<sup>nd</sup> Alternate  
Robert Maccini, 3<sup>rd</sup> Alternate

Also present:

Wyatt Brochu, Counsel  
Peter Medeiros, Zoning Officer  
Brenda Hanna, Stenographer  
Pat Westall, Clerk

MINUTES

Minutes of May 28, 2024

A motion was made by Jane Bentley and seconded by Dean Wagner to accept the minutes of the May 28, 2024 meeting as presented.

The motion carried by a vote of 5 – 0.

Richard Boren, Dean Wagner, Terence Livingston, James King, and Jane Bentley voted in favor of the motion.

John Shekarchi, James Sisson and Robert Maccini were not seated.

CORRESPONDENCE

An e-mail from Charles and Kate Martin dated May 29, 2024 formally withdrawing their variance request.

## NEW BUSINESS

### McCaffrey

A motion was made by Jane Bentley and seconded by Dean Wagner to grant the request 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.

This Board has determined that this application does satisfy the requirements of Article 6, Sections 600 and 602.

This Special Use Permit is granted with the following restriction/condition(s):

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

The recommended conditions of approval from the Planning Commission must be followed.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 28,800 sq. ft.
2. The subdivision is consistent with the requirements of the Jamestown Comprehensive Plan.
3. The merger of lots 67 & 70 combines to form a lot size of 28,800 feet.
4. No further bedrooms will be added.
5. There will be no significant negative environmental impact from the proposed development.
6. The impervious 7.9 % coverage is under the 9% maximum allowed.

The motion carried by a vote of 5 – 0.

Richard Boren, Dean Wagner, Terence Livingston, James King, and Jane Bentley voted in favor of the motion.

John Shekarchi, James Sisson and Robert Maccini were not seated.

### Haskell

Richard Boren questioned that under the new Zoning Ordinance the application may be decided administratively under 82-800-F2. (Construction, reconstruction, or renovation of structures or other new impervious surface coverage less than 200 sq. ft. in Subdistrict A shall be reviewed under Administrative Development Plan Review)

A motion was made by Dean Wagner and seconded by James King to continue the request of Brian J. Haskell and Ada M. Haskell to the July 23, 2024 meeting.

The motion carried by a vote of 5 – 0.

Richard Boren, Dean Wagner, Terence Livingston, James King, and Jane Bentley voted in favor of the motion.

John Shekarchi, James Sisson and Robert Maccini were not seated.

### ADJOURNMENT

A motion was made and seconded to adjourn at 7:30 p.m.  
The motion carried unanimously.