

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the December 17, 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

Jane Bentley, Member

James Sisson, 2nd Alternate

Also present:

David Petrarca, Counsel

Brenda Hanna, Stenographer

Carrie Kolb, Town Staff

Not present:

James King, Member

John Shekarchi, 1st Alternate

Robert Maccini, 3rd Alternate

Dennis Begin, Zoning Officer

MINUTES

Minutes of November 26, 2024

A motion was made by Jane Bentley and seconded by Dean Wagner to accept the minutes of the November 26, 2024 meeting as presented.

The motion carried by a vote of 5 – 0.

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

James King, John Shekarchi and Robert Maccini were absent.

CORRESPONDENCE

A letter dated December 2, 2024 from Charlotte & Felix Zarlengo in objection to the Gorelick greenhouse proposed at 20 Bark Avenue. All correspondence was in reference to items on the agenda.

NEW BUSINESS

Small

A motion was made by Terence Livingston and seconded by Jane Bentley to grant the request of Robert and Rebecca Small whose property is located at 130 Seaside Dr, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 2, Lot 270 for a Special Use Permit granted under Article 3. Special Use Permits and Variances, Section 82-300, 82-301, and 82-302 pursuant to Article 8. Special Regulations, Section 82-800 for properties located in Subdistrict A. The Applicant seeks said Special Use Permit to construct a small detached garage.

This Board has determined that this application does satisfy the requirements of Article 3, Sections 300 and 302.

The restrictions/conditions and/or findings of fact will be read into the record at the next meeting.

The motion carried by a vote of 5-0. Richard Boren, Dean Wagner, Terence Livingston, Jane Bentley and James Sisson voted in favor of the motion.

James King, John Shekarchi and Robert Maccini were absent.

Gorelick

A motion was made by Dean Wagner and seconded by Terence Livingston to grant the request of Susan S. Gorelick, Trustee, whose property is located at 20 Bark Avenue, and further identified as Tax Assessor's Plat 16, Lot 38 for a special use permit to construct a 12x16 foot garden high tunnel in the backyard. The property is in R-40 zone with 30,720 sq ft and falls under sub-district A requirements of the High Groundwater Table and Impervious Overlay District.

This Board has determined that this application does satisfy the requirements of Article 3, Sections 300 and 302.

The restrictions/conditions and/or findings of fact will be read into the record at the next meeting.

The motion carried by a vote of 4-1. Richard Boren, Dean Wagner, Terence Livingston, and James Sisson voted in favor of the motion and Jane Bentley voted against the motion.

James King, John Shekarchi and Robert Maccini were absent.

Levesque (shed)

A motion was made by Jane Bentley and seconded by Dean Wagner to grant the request of Stephen and Cheryl Levesque whose property is located at 37 Coronado Street, and further identified as Tax Assessor's Plat 8 Lot 326, for a variance from Article 6, Section 82-600, and Article 3, Section 82.302 District Dimensional Regulations to construct a 10'x10' storage shed 3.5' from the south easterly and south westerly side yard lot lines where 7' is required for side yard set back.

This Board has determined that this application does satisfy the requirements of Article 3, Section 300, Section 306, and Section 307, Paragraph B.

The restrictions/conditions and/or findings of fact will be read into the record at the next meeting.

The motion carried by a vote of 5-0. Richard Boren, Dean Wagner, Terence Livingston, Jane Bentley and James Sisson voted in favor of the motion.

James King, John Shekarchi and Robert Maccini were absent.

Levesque (addition)

A motion was made by James Sisson and seconded by Terence Livingston to grant the request of Stephen and Cheryl Levesque whose property is located at 37 Coronado Street, and further identified as Tax Assessor's Plat 8 Lot 326, for a variance from Article 6, Section 82-600, and Article 3, Section 82.302 and 82-307 District Dimensional Regulations to construct 2nd floor addition to build a home office and exercise space above the existing garage within the garage footprint of 24'x18' from front yard setback of outbuilding where 20' is required and 1.6' is existing; and, from side yard setback where 7' is required and 4.7' is existing.

This Board has determined that this application does satisfy the requirements of Article 3, Section 300, Section 306, and Section 307, Paragraph B.

The restrictions/conditions and/or findings of fact will be read into the record at the next meeting.

The motion carried by a vote of 5-0. Richard Boren, Dean Wagner, Terence Livingston, Jane Bentley and James Sisson voted in favor of the motion.

James King, John Shekarchi and Robert Maccini were absent.

ADJOURNMENT

A motion was made by Richard Boren and seconded by Terence Livingston to adjourn at 8:46 p.m.

The motion carried unanimously.