

**JAMESTOWN ZONING BOARD OF REVIEW**

**Minutes of the January 28, 2025 Meeting**

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

Dean Wagner, Acting Chair

Terence Livingston, Member

James King, Member

James Sisson, Member

Robert Maccini, 2<sup>nd</sup> Alternate

Also present:

Wyatt Brochu, Counsel

Dennis Begin, Zoning Officer

Suzanne Enser, Clerk

Alesha Cerrito, Stenographer

Absent:

Jane Bentley, Member

John Shekarchi, 1<sup>st</sup> Alternate

**NOMINATION AND SELECTION OF NEW ZONING BOARD OF REVIEW CHAIRPERSON & VICE CHAIRPERSON**

A motion was made by Terence Livingston and seconded by James King to nominate Dean Wagner as Chair.

A motion was made by Dean Wagner and seconded by James Sisson to nominate Terence Livingston as Vice Chair.

Dean Wagner, Terence Livingston, James King, James Sisson and Robert Maccini voted in favor of the motion.

The motion carried by a vote of 5 – 0.

**APPROVAL OF MINUTES**

A motion was made by Terry Livingston and seconded by James Sisson to accept the minutes of the December 17, 2024 meeting as presented.

The motion carried by a vote of 5 – 0.

Dean Wagner, Terence Livingston, James King, James Sisson and Robert Maccini voted in favor of the motion.

### **UNFINISHED BUSINESS**

We have 4 applications that were voted on and approved last month but the decision forms were unavailable. The decisions were drafted in the Small, Gorelick, and Levesque (2) applications.

A motion to submit the decisions into the record and waive reading was made by James Sisson and seconded by Terence Livingston.

The motion carried by a vote of 5 – 0.

Dean Wagner, Terence Livingston, James King, James Sisson and Robert Maccini voted in favor of the motion.

### **CORRESPONDENCE**

All correspondence was in reference to New Business on the agenda.

### **NEW BUSINESS**

**Application of 121 Walcott LLC** whose property is located at 121 Walcott Avenue, Jamestown, RI 02835, and further identified as Tax Assessor's Plat 9, Lot 339 for a Variance granted under Article 3, Special Use Permits and Variances, Section 305, 306, and 307. This application is made pursuant to the provisions of Article 6 section 82-602, Table 6-2, District Dimensional Regulations for the R40 Zoning District of the zoning ordinance. The Applicant seeks an accessory front yard setback of 13.3 feet where 40 feet is required and side yard setback relief of 10.0 feet where 15.0 feet is required in order to construct a small two car garage and accessory dwelling unit. Said property is located in a R40 zone and contains +/- 40,001 square feet.

The applicant needs to receive approval from the Town of Jamestown Technical Review Committee before moving forward with this board.

A motion was made by Terence Livingston and seconded by Dean Wagner to continue to the next ZBR meeting on 25 February 2025 Zoning Board of Review meeting.

The motion carried by a vote of 4 – 0. James King recused himself from the vote.

Dean Wagner, Terence Livingston, James Sisson and Robert Maccini voted in favor of the motion.

**Application of Andrew and Jessica Green** whose property is located at 63 Whale Rock Road, and further identified as Tax Assessor's Plat 12, Lot 192 for a Variance from Article 6, Section 82-602, District dimensional regulations, Table 6.2. To construct a concrete pad to place 4 HVAC condensers 12'-6" where 30 feet is required from the north property line and a generator 10'-0" where 30 feet is required from the north property line. Said property is located in a R-40 zone and contains 23,714 square feet.

A representative for the applicant, Joseph Babcock Jr., who is the project manager and designer of the construction project was present.

Because this is a quasi-judicial board, a non-attorney cannot represent a party before this board if the applicant is not present. Further, the application is signed by a non-property owner. The application needs to be amended to include the plans for the generator and condensing unit.

A motion was made by Terence Livingston and seconded by James King to continue to the 25 February 2025 Zoning Board of Review meeting.

The motion carried by a vote of 5 – 0.

Dean Wagner, Terence Livingston, James King, James Sisson and Robert Maccini voted in favor of the motion.

#### **ADJOURNMENT**

A motion was made Terence Livingston and seconded Dean Wagner to adjourn at 7:22 p.m.

The motion carried unanimously.

*Respectfully submitted by: Suzanne Enser, Clerk Building/Zoning*