

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the March 25, 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 7:0 p.m. The Clerk called the roll and noted the following members present:

Dean Wagner, Chair

Terence Livingston, Vice-Chair

James King, Member

Jane Bentley, Member

John Shekarchi, 1st Alternate

Robert Maccini, 2nd Alternate

Also present:

Wyatt Brochu, Counsel

Dennis Begin, Zoning Officer

Suzanne Enser, Clerk

Alesha Cerrito, Stenographer

Absent:

James Sisson, Member

APPROVAL OF MINUTES

A motion was made by James King and seconded by Terence Livingston to accept the minutes of the February 25, 2025 meeting as presented.

The motion carried by a vote of 6 – 0.

Dean Wagner, Terance Livingston, James King, Jane Bentley, John Shekarchi and Robert Maccini voted in favor of the motion. James Sisson was absent.

UNFINISHED BUSINESS

A motion was made by Robert Maccini and seconded by Dean Wagner to grant the request 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.

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

This Variance is granted with the following restriction/condition(s):

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

This motion is based on the following findings of fact:

1. Said property is located in an R-40 zone and contains 23,714 square feet.
2. 3' X 5' generator pad and 14' X 10" X 4'3" condenser pad.
3. 63 Whale Rock Road is on a corner lot with two front setbacks, one coastal setback, and one side setback. Due to coastal setback there are minimal places to located the pads.

The motion carried by a vote of 6-0.

Dean Wagner, Terance Livingston, James King, Jane Bentley, John Shekarchi and Robert Maccini voted in favor of the motion.

James Sisson was absent.

CORRESPONDENCE

No new correspondence presented.

NEW BUSINESS

A motion was made by Terance Livingston and seconded by Dean Wagner to grant the request of 121 Walcott, LLC whose property is located at 121 Walcott Avenue, 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 to construct a small two car garage with living space above. Said property is located in a R40 zone and contains +/- 40,001 square feet.

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

This Variance is granted with the following restriction/condition(s):

1. The applicant is precluded from installing a kitchen and cannot utilize the garage as an Assessor's Dwelling Unit.

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

This motion is based on the following finds of fact:

1. Said property is located in an R40 zone and contains +/- 40,001 square feet.
2. The petitioner is proposing to install a garage and living space on the north end of the property.
3. The entrance is to the southern end of the property driveway.
4. The current driveway is being moved from the north end of the property to the south for safety reasons.
5. Douglas Darveau, a licensed surveyor, testified, as did William Bates, a registered architect, and Christopher Thorp, a landscape architect, and the Zoning Board accepts their testimony in full and from their credentials.
6. The petitioner went before the Technical Review Committee on two occasions and the Zoning Board approves the plan.
7. The historical approach of the driveway is to the south.
8. There is a 40' drop of the property from the north to the south so the best use of the property is for the garage to be north for easy access to the service area.
9. The applicant is putting in extensive green vegetation including two oak trees to be utilized as canopy.
10. Four people submitted letters in support of the applicant.
11. No one objected to the project.

The motion carried by a vote of 4-0. Dean Wagner, Terence Livingston, Jane Bentley and Robert Maccini voted in favor of the motion.

James King and John Shekarchi recused. James Sisson was absent.

ADJOURNMENT

A motion was made by Terance Livingston and seconded by Dean Wagner to adjourn at 8:15 p.m.

The motion carried unanimously.

Respectfully submitted by: Suzanne Enser, Clerk Building/Zoning