

Z-25-4

Zoning Board of Review Application Status: Active Submitted On: 4/17/2025 **Primary Location**

30 STEAMBOAT STREET Jamestown , RI 02835

Owner

SHERBURNE MICHAEL PAUL ET I MORABIT CAROLYN ANNE JT 30 STEAMBOAT STREET JAMESTOWN , RI 02835 **Applicant**

Michael Sherburne 401-269-1800

mikepsherburne@gmail.com

★ 30 Steamboat St Jamestown, RI 02835

05/27/2025

7 pm

Relief Sought

Construction of a shed over 200 square feet and located in the high water table district.

A Number of Abutters

14

No

Applicant

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

Name of Applicant*

Who is Submitting this Application?*

Michael Sherburne

Owner

Location for Application

Please Note - The Address and/or Plat/ lot is required to continue with this application

Property Location Type*

Address*

Physical Address

30 Steamboat St

City/Town*

Jamestown

Type of Application

Application Type*

Special Use Permit

Provision(s) of the Zoning Ordinance (if known)

Zoning Ordinance Section 82-800: High Groundwater Table and Impervious Overlay District, Sub-District A

Describe the extent of the proposed alterations and the reasons for the requesting relief*

I am requesting approval of removing my current dilapidated shed and replacing it with a new constructed shed. The new shed will be over 200 square feet which requires me to receive this approval. The current rotted shed stands at 100 sq feet, and the new construction will be 384 sq feet. I will be constructing the new shed in the same area of where the previous shed stood. I am asking for allowance to construct a new structure in the High Groundwater Table and Impervious Overlay District, Sub-District A. Unfortunately the current shed is completely rotted, an eye sore and frankly unusable as it was not kept up by the previous owner. I have only recently purchased this property in September. The reason for the increased square footage of this shed would be that we do not have anywhere currently to store a ride on lawn mower and gardening tools as we do not have a garage either. The property is a half acre big of cleared land that needs to be taken care of. Below you will find the breakdown of this request.

Findings of Fact Existing Conditions: 1. The property is 21,532 square feet (sf) in area; 2. The existing site is developed with a 3-bedroom house, shed, crushed stone driveway, and patio. 3. The total existing impervious area is 1,293 sf or 6.01%; 4. Topography on the lot slopes from northeast to southwest (towards Steamboat Street); 5. There are no freshwater wetlands on the property; 6. Soil evaluation results show that the site falls under Sub-district "A" requirements of the High Groundwater Table and Impervious Overlay District with 32" to the seasonal highwater table and 20" to impervious soil; and, 7. The maximum impervious cover allowed is 11.0% or a maximum of 2,365 sf. Proposed Conditions: 8. The applicant is proposing to install a 384 sf shed (16'x24') and remove an existing 100 sf shed; 9. There is an existing 4-bedroom Septi-tech to a BSF (RIDEM #9815-0517). The system is current for inspection (last inspected in December 2024); 10. A 284 sf increase in impervious area is proposed; Motion 30 Steamboat St. Plat 5, Lot 461 April 17, 2025 Page 2 of 2 11. A rain garden is proposed to mitigate the increase stormwater runoff associated with the site improvements. The required stormwater treatment volume for the new improvements is 116 cubic feet (cf). The total proposed treatment volume is 120 cf; 12. The total proposed impervious cover will be 1,577 sf or 7.33% where 11% is permitted; 13. Jamestown Engineer Jean Lambert provided correspondence to Dennis Begin, Building Official (project building file) and Lisa Bryer, Town Planner dated April 3, 2025 regarding the Sherburne application (attached); and, 14. The proposed project complies with the requirements of the HGWT ordinance per Memo from Jean Lambert, P.E. dated April 3, 2025.

Existing Lot Specifications

Current Use of Premises*

Lot Area*

Residential

21532

Lot Frontage*

Lot Depth*

173

130

Existing Buildings & Structures

Type of Building or Structure

Square Footage

Primary Residence

1001

Building /Structure Detail if Other Type of Building or Structure

Square Footage

Other

100

Building / Structure Detail if Other

Type of Building or Structure

Square Footage

Other

192

Building /Structure Detail if Other

patio

Applicant Sign off

I, the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*



Michael Sherburne Apr 17, 2025

Attachments



Floor Plans & Elevations with dimensions of proposed structure to scale

Shed Floor Plan 1 Sherburne .png

Uploaded by Michael Sherburne on Apr 17, 2025 at 11:51 AM



a.\tln RR-200, RR-80, R40, CW, and OS districts a list of the owners of property within 300 feet of the property

Abutter List 300 Feet Sherburne.docx

Uploaded by Michael Sherburne on Apr 17, 2025 at 9:58 AM



Site Plan

Site Plan Shed Sherburne.jpeg Uploaded by Michael Sherburne on Apr 17, 2025 at 12:01 PM



Legal Advertisement Sherburne Shed 1.docx

Legal Advertisment Sherburne Shed 1.docx Uploaded by Michael Sherburne on Apr 21, 2025 at 1:48 PM



Planning Decisions_April 3 2025.pdf

Planning Decisions_April 3 2025.pdf Uploaded by Suzanne Enser on Apr 22, 2025 at 9:17 AM



300ft Radius Abutter Sherburne.png

300ft Radius Abutter Sherburne.png Uploaded by Michael Sherburne on Apr 22, 2025 at 4:36 PM

Record Activity

mikepsherburne@gmail.com started a draft Record	04/17/2025 at 9:08 am
Michael Sherburne added file Abutter List 300 Feet Sherburne.docx	04/17/2025 at 9:58 am
Michael Sherburne added file 200ft Radius Map Sherburne.png	04/17/2025 at 10:13 am
Michael Sherburne added file Motion and Memo 30 Steamboat St AP5 Lot 461.pdf	04/17/2025 at 11:06 am
Michael Sherburne removed file Motion and Memo 30 Steamboat St AP5 Lot 461.pdf	04/17/2025 at 11:13 am
Michael Sherburne added file Motion and Memo AP 5 Lot 461 30 Steamboat St.pdf	04/17/2025 at 11:13 am
Michael Sherburne removed file Motion and Memo AP 5 Lot 461 30 Steamboat St.pdf	04/17/2025 at 11:19 am
Michael Sherburne added file Final Motion and Memo 30 Steamboat AP 5 Lot 461.pdf	04/17/2025 at 11:20 am
Michael Sherburne added file Shed Floor Plan 1 Sherburne .png	04/17/2025 at 11:51 am
Michael Sherburne added file Site Plan Shed Sherburne.jpeg	04/17/2025 at 12:01 pm
Michael Sherburne submitted Record Z-25-4	04/17/2025 at 3:11 pm
OpenGov system altered approval step Application Completeness Review, changed status from Inactive to Active on Record Z-25-4	04/17/2025 at 3:11 pm
OpenGov system assigned approval step Application Completeness Review to Suzanne Enser on Record Z-25-4	04/17/2025 at 3:11 pm
Suzanne Enser changed form field entry Is this an Appeal? from "" to "No" on Record Z-25-4	04/21/2025 at 9:50 am
Suzanne Enser changed form field entry Number of Abutters from "" to "14" on Record Z-25-4	04/21/2025 at 9:50 am
Suzanne Enser approved approval step Application Completeness Review on Record Z-25-4	04/21/2025 at 10:56 am
OpenGov system altered approval step Zoning Official Review, changed status from Inactive to Active on Record Z-25-4	04/21/2025 at 10:56 am
OpenGov system assigned approval step Zoning Official Review to Dennis Begin on Record Z-25-4	04/21/2025 at 10:56 am
Michael Sherburne added file Legal Advertisment Sherburne Shed 1.docx to Record Z-25-4	04/21/2025 at 1:48 pm
Dennis Begin changed form field entry Application Type from "" to "Special Use Permit" on Record Z-25-4	04/22/2025 at 8:46 am
Suzanne Enser added file Planning Decisions_April 3 2025.pdf to Record Z-25-4	04/22/2025 at 9:17 am
Dennis Begin removed file Final Motion and Memo 30 Steamboat AP 5 Lot 461.pdf from Record Z-25-4 from Record Z-25-4	04/22/2025 at 10:00 am
Dennis Begin removed attachment Zoning Board Decision from Record Z-25-4	04/22/2025 at 10:00 am
Dennis Begin approved approval step Zoning Official Review on Record Z-25-4	04/22/2025 at 10:01 am
OpenGov system altered payment step Zoning Board Review Fee, changed status from Inactive to Active on Record Z-25-4	04/22/2025 at 10:01 am
OpenGov system completed payment step Zoning Board Review Fee on Record Z-25-4	04/22/2025 at 10:43 am
OpenGov system altered approval step Zoning Board Hearing Scheduled, changed status from Inactive to Active on Record Z-25-4	04/22/2025 at 10:43 am
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OpenGov system assigned approval step Zoning Board Hearing Scheduled to Suzanne Enser on Record Z-25-4	04/22/2025 at 10:43 am
Suzanne Enser changed form field entry Hearing Date from "" to "05/27/2025" on Record Z-25-4	04/22/2025 at 11:16 am
Suzanne Enser changed form field entry Relief Sought from "" to "Construction of a shed over 200 square f" on Record Z-25-4	04/22/2025 at 11:16 am
Suzanne Enser changed form field entry Hearing Time from "" to "7 pm" on Record Z-25-4	04/22/2025 at 11:16 am
Suzanne Enser approved approval step Zoning Board Hearing Scheduled on Record Z-25-4	04/22/2025 at 11:17 am
OpenGov system completed document step Notice of Public Hearing on Record Z-25-4	04/22/2025 at 11:17 am
OpenGov system altered approval step Zoning Board Decision, changed status from Inactive to Active on Record Z-25-4	04/22/2025 at 11:17 am
OpenGov system assigned approval step Zoning Board Decision to Suzanne Enser on Record Z-25-4	04/22/2025 at 11:17 am
Suzanne Enser reactivated approval step Application Completeness Review on Record Z-25-4	04/22/2025 at 4:27 pm
Michael Sherburne added file 300ft Radius Abutter Sherburne.png to Record Z-25-4	04/22/2025 at 4:36 pm
Suzanne Enser approved approval step Application Completeness Review on Record Z-25-4	04/23/2025 at 12:50 pm
OpenGov system reactivated payment step Zoning Board Review Fee on Record Z-25-4	04/23/2025 at 1:16 pm
OpenGov system completed payment step Zoning Board Review Fee on Record Z-25-4	04/23/2025 at 1:21 pm
Dennis Begin submitted a Change Request on Record Z-25-4	04/30/2025 at 9:05 am
Dennis Begin removed file 200ft Radius Map Sherburne.png from Record Z-25-4 from Record Z-25-4	04/30/2025 at 9:06 am
lichael Sherburne submitted a new version of Record Z-25-4 of Record Z-25-4	04/30/2025 at 9:45 am
flichael Sherburne changed form field entry Describe the extent of the proposed alterations and the reasons for the requesting elief from "Building a shed on the property and taking down the rotted one. I am in the high water table dist" to "I am requesting approval of removing my" on Record Z-25-4	04/30/2025 at 9:45 am
Dennis Begin submitted a Change Request on Record Z-25-4	04/30/2025 at 11:04 am
fichael Sherburne submitted a new version of Record Z-25-4 of Record Z-25-4	04/30/2025 at 11:26 am
lennis Begin submitted a Change Request on Record Z-25-4	04/30/2025 at 3:28 pm
lichael Sherburne submitted a new version of Record Z-25-4 of Record Z-25-4	04/30/2025 at 3:34 pm
lichael Sherburne changed form field entry Provision(s) of the Zoning Ordinance (if known) from "" to "Zoning Ordinance Section 2-800: High Gr" on Record Z-25-4	04/30/2025 at 3:34 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
Application Completeness Review	4/17/2025, 3:11:55 PM	4/23/2025, 12:50:53 PM	Suzanne Enser	-	Completed
✓ Zoning Official Review	4/21/2025, 10:56:56 AM	4/22/2025, 10:01:27 AM	Dennis Begin	-	Completed
S Zoning Board Review Fee	4/22/2025, 10:01:28 AM	4/23/2025, 1:21:37 PM	Michael Sherburne	-	Completed

Label	Activated	Completed	Assignee	Due Date	Status
✓ Zoning Board Hearing Scheduled	4/22/2025, 10:43:55 AM	4/22/2025, 11:17:11 AM	Suzanne Enser	S\$1	Completed
Notice of Public Hearing	4/22/2025, 11:17:11 AM	4/22/2025, 11:17:11 AM	-	(5)	Completed
✓ Zoning Board Decision	4/22/2025, 11:17:11 AM	-	Suzanne Enser	555	Active
✓ Review of Record	-	-	-		Inactive



Office of the Town Planner

MIEMORANDUM

TO: Jamestown Zoning Board of Review **FROM:** Lisa Bryer, AICP, Town Planner

RE: Motion for Zoning Section 82-800: High Groundwater

Table and Impervious Overlay District, Sub-District A – Michael Sherburne and Carolyn Anne Morabit: AP 5, Lot

461; 30 Steamboat Street, Jamestown, RI

DATE: April 17, 2025

At the April 16, 2025 Planning Commission meeting, the Planning Commission voted 4-0, with Commissioner Pendlebury recused, to recommend to the Jamestown Zoning Board, approval of the application of Michael Sherburne and Carolyn Anne Morabit: AP 5, Lot 461; 30 Steamboat Street, Jamestown, RI; being reviewed under Zoning Ordinance Section 800 - High Groundwater Table and Impervious Overlay District Subdistrict A. The recommendation for approval is based on the following findings of facts and recommended conditions of approval as amended:

Findings of Fact

Existing Conditions:

- 1. The property is 21,500 square feet (sf) in area;
- 2. The existing site is developed with a 3-bedroom house, shed, crushed stone driveway, and patio.
- 3. The total existing impervious area is 1,293 sf or 6.01%;
- 4. Topography on the lot slopes from northeast to southwest (towards Steamboat Street);
- **5.** There are no freshwater wetlands on the property;
- **6.** Soil evaluation results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District with 32" to the seasonal highwater table and 20" to impervious soil; and,
- 7. The maximum impervious cover allowed is 11.0% or a maximum of 2,365 sf.

Proposed Conditions:

- 8. The applicant is proposing to install a 384 sf shed (16'x24') and remove an existing 100 sf shed;
- 9. There is an existing 4-bedroom Septi-tech to a BSF (RIDEM #9815-0517). The system is current for inspection (last inspected in December 2024);
- 10. A 284 sf increase in impervious area is proposed;

Motion 30 Steamboat St. Plat 5, Lot 461 April 17, 2025 Page 2 of 2

- 11. A rain garden is proposed to mitigate the increase stormwater runoff associated with the site improvements. The required stormwater treatment volume for the new improvements is 116 cubic feet (cf). The total proposed treatment volume is 120 cf;
- 12. The total proposed impervious cover will be **1,577 sf or 7.33%** where 11% is permitted;
- 13. Jamestown Engineer Jean Lambert provided correspondence to Dennis Begin, Building Official (project building file) and Lisa Bryer, Town Planner dated April 3, 2025 regarding the Sherburne application (attached); and,
- 14. The proposed project complies with the requirements of the HGWT ordinance per Memo from Jean Lambert, P.E. dated April 3, 2025.

Recommended Conditions of Approval

- 1. A Special Use Permit is required from the Zoning Board of Review per Zoning Ordinance Section 82-800;
- 2. Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained. Erosion controls shall be maintained until final stabilization is achieved on the site.
- 3. Maintenance and inspection of the OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance.
- 4. The rain garden must be installed as shown on the approved sketch plan.
- 5. Any additional 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 dated April 3, 2025 from Jean Lambert, PE

C: Dennis Begin, Building Official, Zoning Officer Jamestown Planning Commission



Town of Jamestown, Rhode Island

Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

Date: April 3, 2025

To: Project Building File

Lisa Bryer, Town Planner

From: Jean Lambert, P.E.

RE: Zoning Section 82-800: High Groundwater Table and Impervious Overlay District, Sub-District A

Michael Sherburne: AP 5, Lot 461; 30 Steamboat Street, Jamestown, RI

I have reviewed the information submitted by Michael Sherburne in support of the proposed project at 30 Steamboat Street.

Existing Site/Soil Information:

The property is 21,500 square feet (sf) in area. The existing site is developed with a 3-bedroom house, shed, crushed stone driveway and a patio (total existing impervious area is 1,293 sf or 6.01%). Topography on the lot slopes from northeast to southwest (towards Steamboat Street) on the site. There are no freshwater wetlands on the property.

Soil evaluation results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District with 32" to the seasonal highwater table and 20" to impervious soil. The maximum impervious cover allowed is 11.0% or 2,365 sf.

Proposed Site:

The applicant is proposing to install a 384 sf shed (16' x 24') and remove an existing 100 sf shed. The existing OWTS (RIDEM #9815-0517: 4-bedroom Septi-tech to a BSF) is current for maintenance (last inspection December 2024). A 284 sf increase in impervious area is proposed.

A rain garden is proposed to mitigate the increase stormwater runoff associated with the site improvements. A rain garden with a total treatment volume of 120 cf is will be installed (116 cf required). The total proposed impervious cover will be 1,577 sf (7.33%).

Recommendations/Conclusions:

- The proposed project complies with the requirements of the HGWT Ordinance.
- 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 must be installed as shown on the sketch plan.
- Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

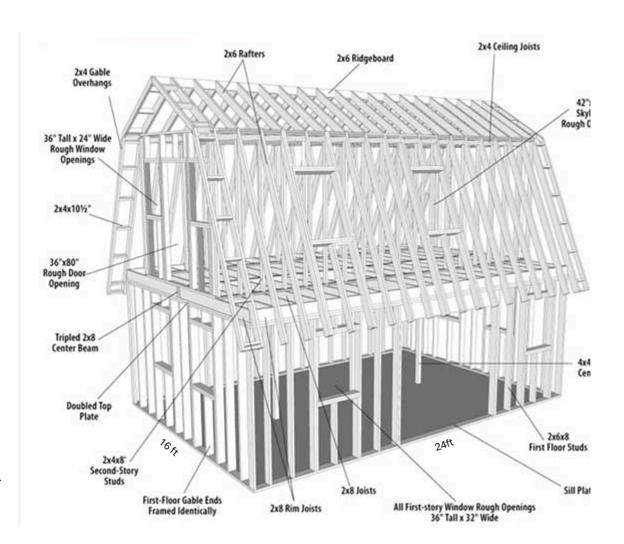
Phone: 401-423-7193 Fax: 401-423-7226 Email: jlambert@jamestownri.net

SAMPLE ZONING ADVERTISEMENT MUST BE FILLED OUT BY THE APPLICANT

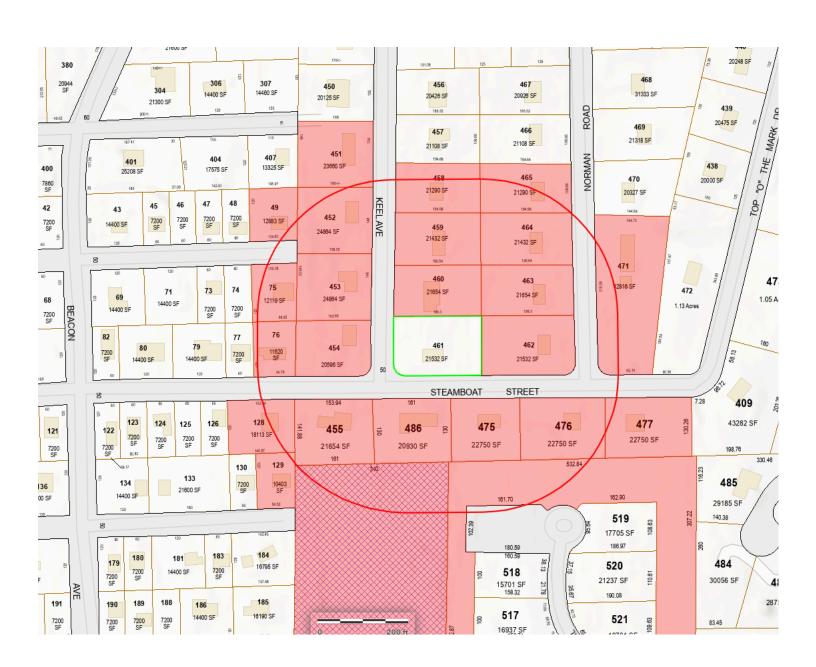
Application of Sherburne Michael Paul ET, Morabit Carolyn JT whose property is located at 30 Steamboat St and further identified as Tax Assessor's Plat 5, Lot 461 for a Variance/Special Use Permit from Article 82, Section 800, High Groundwater Table and Impervious Overlay District Sub-district A to construct a tool shed on the Northeast location of property following all standard setback guidelines. Said property is located in a R40 zone and contains 21,532 acres/square feet.

HOW TO WRITE YOUR AD:

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.



Width: 16ft Length: 24ft Height: 18ft



ALLEN ALEXANDER E & MERRI 217 SPRING HILL RD PORTSMOUTH, RI 02871 MC CORMACK JOHN R ET DEBORAH A 7 NORMAN ROAD JAMESTOWN, RI 02835 THOMAS BENJAMIN H ET UX ARCHER HILARY TE 15 KEEL AVENUE JAMESTOWN, RI 02835

BRODIN KENNETH C ET BRODIN MAUREEN E 47 STEAMBOAT STREET JAMESTOWN, RI 02835

MCGUIRL ROBIN J & JESSICA 20 KEEL AVENUE JAMESTOWN, RI 02835 TOPP RICHARD P & VALERIE 15 STEAMBOAT STREET JAMESTOWN, RI 02835

CARL ROBERT L & SIRJE 12 NORMAN ROAD JAMESTOWN, RI 02835 MURPHY PRIOR EMILY J ET PRIOR DAVID D JR 1 NORMAN ROAD JAMESTOWN, RI 02835

WEINDEL STEVEN M 5 STEAMBOAT STREET JAMESTOWN, RI 02835

CEDAR CEMETERY P O BOX 372 JAMESTOWN, RI 02835 NEWMAN GEORGE J ET UX PATRICIA P 2 FERRY STREET JAMESTOWN, RI 02835

WOODBINE NICHOLAS K 2 RIPTIDE STREET JAMESTOWN, RI 02835

CIRELLA STEPHEN M CIRELLA LORI ANN 1 FERRY ST JAMESTOWN, RI 02835

PEARSON ROBERT E & JANICE 8 KEEL AVENUE JAMESTOWN, RI 02835

CLARKE MATTHEW F TRUSTEE CLARKE SUSANNE H MAYNARD 23 KEEL AVENUE JAMESTOWN, RI 02835

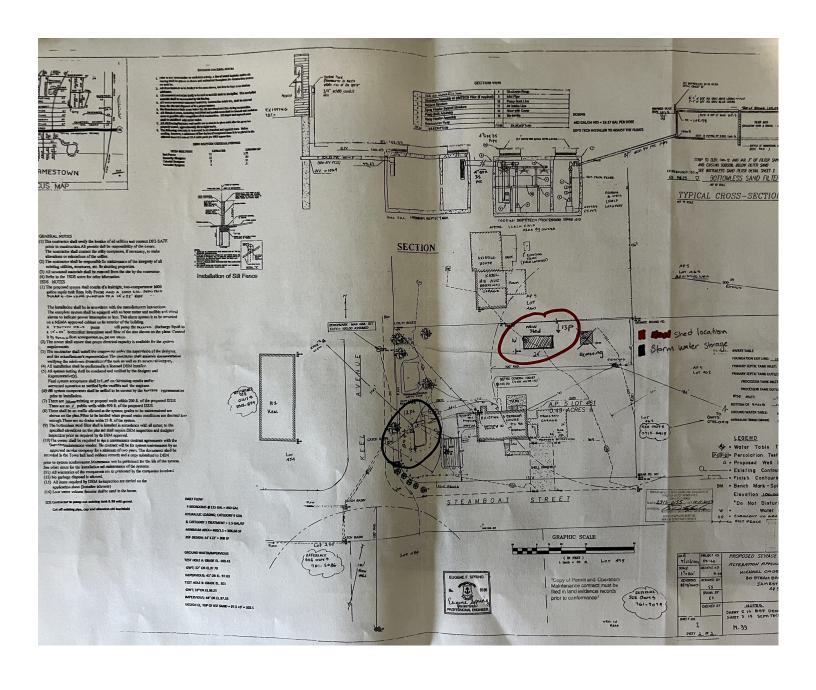
PHILLIP ROBERT J 176 CHANNEL VIEW WARWICK, RI 02889

CONANICUT PRESERVE HOA C/O FRANCIS ODONNELL 40 CEDAR RIDGE TRAIL JAMESTOWN, RI 02835 REPOSA JOHN A ET REPOSA DELORES A TRUSTEES 41 STEAMBOAT STREET JAMESTOWN, RI 02835

COTTRELL KERRIE J 33 STEAMBOAT STREET JAMESTOWN, RI 02835 ROGERS RONALD J ET ROGERS MEEGAN E 11 NORMAN RD JAMESTOWN, RI 02835

DUDLEY JOHN L & MARY LOU 25 STEAMBOAT STREET JAMESTOWN, RI 02835 SEELIG CHAD F ET SEELIG ALLISON K TRUSTEE 1 KEEL AVENUE JAMESTOWN, RI 02835

JENNINGS DEAN J & KATHRYN 7 KEEL AVENUE JAMESTOWN, RI 02835 SHEA BRIAN J & DEBORAH A 12 KEEL AVENUE JAMESTOWN, RI 02835



Suzanne Enser

From: kc456 <kc456@cox.net> Sent: Tuesday, May 13, 2025 10:39 AM To: Suzanne Enser Subject: Re: 30 Steamboat new shed location CAUTION: This email originated from outside the Jamestown email system. Please do not click links or open attachments unless you recognize the sender and determine the content is safe. Thank you for sending Suzanne. No objections to that location. Kerrie Sent from Yahoo Mail for iPhone On Tuesday, May 13, 2025, 10:17 AM, Suzanne Enser <senser@jamestownri.net> wrote: Good morning, Kerrie, Attached is a copy of the survey photo showing the placement of the new shed in the same location as the old. Hope this help to alleviate any concerns. Suzanne From: kc456 <kc456@cox.net> Sent: Monday, May 12, 2025 2:44 PM To: Suzanne Enser <senser@jamestownri.net> Subject:

CAUTION: This email originated from outside the Jamestown email system. Please do not click links or open attachments unless you recognize the sender and determine the content is safe.

To whom it may concern,

If the new toolshed at 30 Steamboat St. is to replace the old toolshed in the yard directly across the street from me in the same location as the current, I have no objection. If the new toolshed is going to be added to the side where there is now an unsightly septic and large garden, I strongly object. I believe it is the former, however, I want to be certain that I will not have to look at yet another structure in what has become a very crowded space.

Thank	you,
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Kerrie Cottrell

33 Steamboat St.

----- Forwarded Message -----

From: kc456 < kc456@cox.net >

To: kc456 Cottrell < kc456@cox.net >

Sent: Monday, May 12, 2025 at 02:27:54 PM EDT

Subject:

Town of Jamestown

Zoning Board of Review

Re: 30 Steamboat Street request to construct a tool shed

We have no objection to this request and fully support it. Thank you.

Robert L. and Sirje Carl
Robert L. Sirje Carl

12 Norman Road

Jamestown, RI 02835