

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the August 26, 2003 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Library, 26 North Road. The meeting was called to order by the Chairman at 7:01 p.m. The clerk called the roll and noted the following members present:

Richard Allphin
Thomas Ginnerty
Raymond Iannetta
Joseph Logan
Kathleen Managhan
David Nardolillo

Also present: Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk
Fred Brown, Zoning Officer
J. William W. Harsch, Counsel

MINUTES

Minutes of the July 22, 2003 meeting.

A motion was made by Thomas Ginnerty and seconded by Joseph Logan to accept the minutes of the July 22, 2003 meeting as presented.

The motion carried by a vote of 5 – 0.

CORRESPONDENCE

A notice from the zoning clerk that the September 23, 2003 zoning meeting will be held at the Melrose School.

Seated on all matters: Richard A., Thomas, Raymond, Joseph, and Kathleen

NEW BUSINESS

Clark

A motion was made by Raymond Iannetta and seconded by Joseph Logan to grant the request of Keesha Clark (Linda Brown, owner), whose property is located at 123 B Narragansett Ave., and further identified as Tax Assessor's Plat 9, Lot 12 for a Special Use Permit under Table 3-1, VII, Commercial Services B. Personal Services, 6. Beautician, and Dimensional Variances under Table 3-2, Minimum Lot Size (20,000 required) Front and Side Yard Setbacks (30' required,) to allow the use of Unit B (642 sq. ft.) as a business engaged in therapeutic massage and retail sales of skin care products.

Regarding this request, this Board has determined that this application does satisfy the requirements of Article 6, Section 600.

Regarding the request for a Variance, this Board has determined that this application does satisfy the requirements of Article 6, Section 606, Paragraphs 1 through 4, and Section 607, Paragraph 2.

Regarding the request for a Special Use Permit, this Board has determined that this application does satisfy the requirements of Article 6, Section 602.

This variance is granted with the restriction that the applicant's business shall be restricted to no more than two employees.

This motion is based on the following findings of fact:

1. Said property is located in a CL zone and contains 11,000 sq. ft.
2. The location has adequate parking facilities as required.
3. The location has consistently operated as a retail entity.
4. The proposed retail service is located in a CL zone and consistent with the surroundings.
5. There were no objectors to the application.

The motion carried by a vote of 5 – 0.

Jamestown Golf Course

A motion was made by Thomas Ginnerty and seconded by Raymond Iannetta to grant the request of the Town of Jamestown Golf Course (Joseph Mistowski, Lessee), whose property is located at 245 Conanicus Ave., and further identified as Tax Assessor's Plat 8, Lot 283 for a Special Use Permit under Table 3-1, VI. Commercial, Retail, F. Commercial Outdoor Recreation, 1. to erect maintenance facility for the golf course equipment.

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

This motion is based on the following findings of fact:

1. Said property is located in an OS zone and contains 74.36 acres.
2. That the Golf Course presently lacks appropriate facilities for the storage of golf carts and maintenance supplies.
3. That the proposed structure is the smallest size building to meet the needs of the applicant 62'8" x 28'.
4. That the structure is located directly behind the main clubhouse making it less visible from the street.
5. That the structure will be sided with cedar shingles and landscaped around the perimeter to minimize its visible impact upon neighbors and the passing public.
6. That the structure shall not contain bathroom facilities and will be heated by portable heating unit.
7. That the applicant has sought and obtained D.E.M. approval.

The motion carried by a vote of 5 – 0.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:45 p.m.

The motion carried unanimously.

