

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the September 26, 2006 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Library, 26 North Road. The Chairman called the meeting to order at 7:07 p.m. The clerk called the roll and noted the following members present:

Thomas Ginnerty
Raymond Iannetta
Richard Boren
Joseph Logan
David Nardolillo
Dean Wagner
Richard Cribb

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

MINUTES

Minutes of the August 22, 2006 meeting.

A motion was made by Thomas Ginnerty and seconded by David Nardolillo to accept the minutes of the August 22, 2006 meeting as presented.

The motion carried by a vote of 5 - 0.

Thomas Ginnerty, Raymond Iannetta, Richard Boren, Joseph Logan, and David Nardolillo voted in favor of the motion.

Dean Wagner and Richard Cribb were not seated and Don Wineberg was absent.

CORRESPONDENCE

A letter from the Town Clerk's Office re: term(s) ending on Dec. 31, 2006.

OLD BUSINESS

Petit

A motion was made by Joseph Logan and seconded by David Nardolillo to grant the request of Brian & Darien Petit, whose property is located at Seaside Dr., and further identified as Tax Assessor's Plat 3, Lot 168 for a Special Use Permit from Article 3, Section 82-314 to construct a single family home within the High Ground Water Table and Impervious Layer Overlay District.

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

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 33,050 sq. ft.
2. The Planning Board has recommended approval 6 - 0.
3. There are no dimensional variances required.
4. The plan was reviewed by Justin Jobin at the request of the Zoning Board and found to be in compliance with the requirements of the high groundwater ordinance.

The motion carried by a vote of 5 - 0.

Thomas Ginnerty, Raymond Iannetta, Joseph Logan, David Nardolillo, and Richard Cribb voted in favor of the motion.

Richard Boren and Dean Wagner were not seated and Don Wineberg was absent.

Donnelly

A motion was made by Raymond Iannetta and seconded by Joseph Logan to grant the request of James & Patricia Donnelly, whose property is located at Garboard St., and further identified as Tax Assessor's Plat 15, Lots 177, 178 & 179 for a Special Use Permit from Article 3, Section 82-314 (B) (1 To 6) and (c) (1) to construct a 3 bedroom single-family residence with ISDS within the High Ground Water Table and Impervious Layer Overlay District.

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

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 21,600 sq. ft.
2. The Jamestown Planning Board reviewed and approved the applications storm water and ISDS design.
3. The design of the subsurface structure meets the seasonal high ground water table by meeting the RIDEM ISDS requirements that all piping be above the seasonal groundwater level.
4. The design of the proposed drywells, and rain gardens will direct surface water runoff to the rain gardens where it will collect and infiltrate and reduce interference with the proper functioning of the subsurface structures.
5. The additional storage volume of the rain gardens is 305 cubic feet, which will offset the 52 cubic feet of storage volume lost in a ten-year storm infiltration of the bottom three inches of the 8 drywells.

The motion carried by a vote of 5 - 0.

Thomas Ginnerty, Raymond Iannetta, Joseph Logan, David Nardolillo, and Richard Cribb voted in favor of the motion.

Richard Boren recused himself.

Dean Wagner was not seated and Don Wineberg was absent.

Dolos/Jamestown Rec. Dept.

A motion was made by Thomas Ginnerty and seconded by Richard Boren to continue the application of Eirene et George Dolos and the Jamestown Rec. Dept. to the October 24, 2006 meeting.

The motion carried by a vote of 5 - 0.

Thomas Ginnerty, Raymond Iannetta, Richard Boren, Joseph Logan, and David Nardolillo voted in favor of the motion.

Dean Wagner and Richard Cribb were not seated and Don Wineberg was absent.

Thompson et Storey and J. Rec. Dept.

A motion was made by Thomas Ginnerty and seconded Joseph Logan to grant the request of James A. Thompson et Pamela A. Storey and Jamestown Recreation Dept., whose property is located at 32 Pemberton Ave., and further identified as Tax Assessor's Plat 8, Lot 84 for a Special Use Permit from Article 3, Section 82-301, Table 3-1, IV, #12. Recreation Hall to allow the use of one (1) 850 sq. ft. office area for exercise and dance lesson classes held by the Jamestown Recreation Department.

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

This Special Use Permit is granted with the following restrictions:

1. That the use by the applicant be no more than two years or earlier if the space at the country club is available.
2. That no more than ten persons be enrolled in any class.
3. That the classes be staggered so as to provide 15 minutes between classes to ameliorate parking problems.

This motion is based on the following findings of fact:

1. Said property is located in a CL zone and contains 12,300 sq. ft.
2. That the facility was previously used as a yoga/wellness center.

The motion carried by a vote of 5 - 0.

Thomas Ginnerty, Raymond Iannetta, Richard Boren, Joseph Logan, and David Nardolillo voted in favor of the motion.

Dean Wagner and Richard Cribb were not seated and Don Wineberg was absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 9:29 p.m.

The motion carried unanimously.