

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the September 23, 2008 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:08 p.m. The clerk called the roll and noted the following members present:

Thomas Ginnerty
Joseph Logan
David Nardolillo
Dean Wagner
Richard Cribb
Richard Allphin

Also present: Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk
Fred Brown, Zoning Officer
Wyatt Brochu, Counsel

MINUTES

Minutes of August 26, 2008

A motion was made by Thomas Ginnerty and seconded by Richard Cribb to accept the minutes of the August 26, 2008 meeting as presented.

The motion carried by a vote of 5 -0.

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

Richard Allphin was not seated and Don Wineberg and Richard Boren were absent.

CORRESPONDENCE

Nothing at this time.

PLANNING BOARD OF APPEAL

1. The Zoning Board of Review sitting as the Planning Board of Appeal will consider the following appeal:

1. V.P Enterprises, LLC appeal if decision of Planning Board.

A letter was received from Joseph R. Palumbo, Jr, attorney for the applicant, requesting a continuance.

A motion was made by Thomas Ginnerty and seconded by Joseph Logan to continue the appeal of V.P. Enterprises, LLC to the November 25, 2008 meeting at the request of the applicant.

The motion carried by a vote of 5 -0.

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

Richard Allphin was not seated and Don Wineberg and Richard Boren were absent.

The Board adjourned as Planning Board of Appeal and reconvened as The Zoning Board of Review.

Zoning Board of Review

NEW BUSINESS

Dalrymple

A letter was received from Peter J. Brockmann, attorney for the applicant, requesting a continuance at the request of the abutter's attorney.

A motion was made by Thomas Ginnerty and seconded by David Nardolillo to continue the application of David Dalrymple to the October 28, 2008 meeting.

The motion carried by a vote of 5 -0.

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

Richard Allphin was not seated and Don Wineberg and Richard Boren were absent.

Clinton Farms

A motion was made by David Nardolillo and seconded by Thomas Ginnerty to grant the request of Clinton Farms, LLC, whose property is located at 4-6 Clinton Ave., and further identified as Tax Assessor's Plat 9, Lot 407, for a variance from Article 3, Table 3-2 (District Dimensional Regulations) to construct front and rear dormers to an existing non-conforming duplex which encroaches in the rear and side setbacks, 6' and 7' respectively, 15' being required.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

In particular reference to ARTICLE 6, SECTION 606, PARAGRAPH 1 - 4.

This Variance is granted with the following restrictions:

1. This project must be constructed in strict accordance with the site and building plans duly approved by this Board.
2. There will be no further encroachment in setbacks or change in existing footprint.

This motion is based on the following findings of fact:

1. Said property is located in a CD zone and contains 3,300 sq. ft.
2. There was no opposition from abutters or neighbors.
3. Extra bedroom space is needed by young children.
4. The alteration will not impact neighbors or general characteristics.
5. It is the least amount of relief necessary.

The motion carried by a vote of 5 -0.

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

Richard Allphin was not seated and Don Wineberg and Richard Boren were absent.

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

The Board convened in Executive Session pursuant to RIGL 42-46-5 (a) (2) Litigation.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:15 p.m.

The motion carried unanimously.