

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the February 24, 2009 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 7:01 p.m. The clerk called the roll and noted the following members present:

Thomas Ginnerty
Don Wineberg
Richard Boren
Joseph Logan
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 January 27, 2009

A motion was made by Thomas Ginnerty and seconded by Richard Boren to accept the minutes of the January 27, 2009 meeting as presented.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Don Wineberg, Richard Boren, Joseph Logan, and Dean Wagner voted in favor of the motion.

Richard Cribb and Richard Allphin were not seated, and David Nardolillo was absent.

CORRESPONDENCE

Nothing at this time.

NEW BUSINESS

Ryng-Dutton Appeal

Per Fred Brown the Dutton's are in the process of negotiating with the Town and therefore the appeal and variance request should be continued for one month.

A motion was made by Thomas Ginnerty and seconded by Don Wineberg to continue the appeal of Janice Ryng-Dutton to the March 24, 2009 meeting.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Don Wineberg, Richard Boren, Joseph Logan, and Dean Wagner voted in favor of the motion.

Richard Cribb and Richard Allphin were not seated, and David Nardolillo was absent.

Ryng-Dutton Variance

A motion was made by Thomas Ginnerty and seconded by Don Wineberg to continue the variance of Janice Ryng-Dutton to the March 24, 2009 meeting.

The motion carried by a vote of 5 -0.

Thomas Ginnerty, Don Wineberg, Richard Boren, Joseph Logan, and Dean Wagner voted in favor of the motion.

Richard Cribb and Richard Allphin were not seated, and David Nardolillo was absent.

Knudsen

A motion was made by Richard Boren and seconded by Don Wineberg to grant the request of Seabay Trust, Robert E. Knudsen Trustee, whose property is located at 281 Seaside Dr., and further identified as Tax Assessor's Plat 15, Lot 370 for a Special Use Permit from Article 3, Section 82-314 (High ground water table and impervious layer overlay district) to construct an attached garage addition and renovate existing dwelling.

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 restriction/condition:

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

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 32,000 sq. ft.
2. The present house is 984 sq. f.
3. The proposed alteration will be 1,464 sq. ft.
4. The total premises will be approximately 5% of the property.
5. The Planning Commission unanimously recommended approval.
6. The Town Engineer, Michael Gray and Justin Jobin, Environmental Scientist have written to the Town Planner discussing run off, DEM approval and mitigation.
7. The testimony presented, combined with the minutes of the Planning Commission and the recommendation of the Town Engineer and Environmental Scientist, has established that the applicant has met his burden of proof.
8. No one testified in opposition to the application.

The motion carried by a vote of 4 -1.

Don Wineberg, Richard Boren, Joseph Logan, and Dean Wagner voted in favor of the motion.

Thomas Ginnerty voted against the motion.

Richard Cribb and Richard Allphin were not seated, and David Nardolillo was absent.

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

Nothing at this time.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:27 p.m.

The motion carried unanimously.