

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the March 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 7:00 p.m. The clerk called the roll and noted the following members present:

Thomas Ginnerty
Richard Boren
Joseph Logan
David Nardolillo
Richard Cribb
Richard Allphin

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

MINUTES

Minutes of February 24, 2009

A motion was made by Thomas Ginnerty and seconded by Richard Boren to accept the minutes of the February 24, 2009 meeting as presented.

The motion carried by a vote of 5 -0.

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

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

CORRESPONDENCE

A letter from Ron DiMauro re: 11 Cole St.

NEW BUSINESS

Ryng-Dutton Appeal

Per Wyatt Brochu the Duttons 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 Richard Boren to continue the appeal of Janice Ryng-Dutton to the April 28, 2009 meeting.

The motion carried by a vote of 5 -0.

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

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

Ryng-Dutton Variance

A motion was made by Thomas Ginnerty and seconded by David Nardolillo to continue the variance of Janice Ryng-Dutton to the April 28, 2009 meeting.

The motion carried by a vote of 5 -0.

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

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

Lawless

A motion was made by Thomas Ginnerty and seconded by David Nardolillo to grant request of John Lawless Jr., whose property is located at 14 Pemberton Ave., and further identified as Tax Assessor's Plat 8, Lot 473 for a variance from Article 3, Section 82-302 (District Dimensional Regulations) to construct a second story addition, demolish and reconstruct front porch and front steps.

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

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 CL zone and contains 26,405 sq. ft.
2. The proposed plan was reviewed and approved by the Town Planner.
3. The proposed addition does not increase the footprint of the dwelling, it adds a second floor.
4. There are ground water issues that mitigate against relocation of the house.
5. The relief is the least relief necessary and consistent with other houses in the area and required by family size.

The motion carried by a vote of 5 -0.

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

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

Gooding

A motion was made by Richard Boren and seconded by Thomas Ginnerty to grant request of Vaughn G. Gooding, whose property is located at 15 Marine Ave., and further identified as Tax Assessor's Plat 9, Lot 544 for a variance from Article 3, Section 82-302 (District Dimensional Regulations) and not from Article 3, Section 82-306 (Construction of a fence within setback), to construct a deck 18' from the rear lot line instead of the required 30' and to **deny** the installation of an eight foot (8') fence (6' allowed), on the easterly lot line.

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

This Variance is granted with the restriction that the application to construct an 8 foot fence, where 6 foot is allowed, is denied.

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 R20 zone and contains 6,750 sq. ft.
2. The total area of the proposed deck is 310 sq. ft.
3. The total area of all structures after construction of the deck will be 1989 sq. ft.
4. No one objected to the application.
5. The new deck will be of similar construction to an existing deck.

The motion carried by a vote of 5 -0.

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

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

Solicitor's Report

Nothing at this time.

EXECUTIVE SESSION

Nothing at this time.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:30 p.m.

The motion carried unanimously.